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HOUSING IN COLORADO:
Estimates of Housing Inventory and Household Characteristics for January 1, 1977, and Projections of Household Growth to January 1, 1982

Prepared by

Division of Housing
Department of Local Affairs
State of Colorado

March 1978

Harold A. Knott, Director
Division of Housing
Fran Yehle, Chairman
State Housing Board
Paula Herzmark, Executive Director
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FOREWARD

This report is essentially a presentation of Division of Housing estimates of past residential construction activity, current housing inventory and households numbers and characteristics, and projections of household growth. Estimates are for January 1, 1977, and projections for January 1, 1982. Housing inventory data are classified by owner and rental units. Data are presented for the state and the state's thirteen Planning and Management Regions and sixty-three counties.

It is intended that this technical report provide a framework for more detailed examinations of current and projected housing needs by local housing authorities and private and public agencies . It is not intended that this report provide detail sufficient to determine the market and financial feasibility of particular housing projects. However, it is believed that this report furnishes a sound basis from which to develop studies of the overall housing stock, housing inventory components, and projected housing needs at the level of the local jurisdiction.

This report was prepared by Ms. Shelli Villano, Housing Planning and Development Intern, under the supervision of Bill Timmermeyer, Administrative Assistant in the Division. Other members of the Division of Housing staff whose contributions were invaluable in the development and presentation of this

report were Harold A. Knott, Director, and Mrs. Diane DeVries, Ms. Kathy Werner and Ms. Alice DePriest of the secretarial staff.

The Division is especially grateful to Paul M. Teague, Director of Research and Market Analysis for the Colorado Housing Finance Authority, for his invaluable contributions to this report. Thanks is extended for information and considered opinions provided by the Demographic Section of the State Division of Planning, and by Planning Departments and Building Departments of many of the cities, towns, counties, and Regions of the State of Colorado. Other agencies whose staff members were particularly helpful were the State Office of the Farmers Home Administration; the University of Colorado, Division of Business Research; the U.S. Bureau of the Census, Washington, D.C.; the U.S. Department of Housing and Urban Development, Region VIII Office; and the Federal Housing Administration, Denver Insuring Office.

Differences of opinion regarding definitions, assumptions, methods, and interpretations of available factual and judgmental information are expected and appreciated. Unless specifically identified by source reference, all estimates in this report are those of the Division of Housing staff.

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SUMMARY

The Colorado Division of Housing estimates that on January 1, 1977, there were about 864,320 households residing in the State of Colorado, an increase of 173,392 since April 1, 1970. Population is estimated to have increased from 2,207,259 in 1970 to about 2,644,060 in 1977.

There were an estimated 1,017,905 year-round housing units in Colorado at the beginning of 1977. About 63 percent of these are believed to have been owner-occupied or intended for owner occupancy. Approximately 6.2% of all year-round units in 1977 were mobile homes, compared with about four percent in 1970. In nine of the State's thirteen Planning and Management regions, mobile homes in 1977 constituted more than ten percent of all year-round units. In no Region in 1970 did mobile homes comprise more than ten percent of the total year-round housing supply.

Between 1969 and 1976 annual housing starts ranged from a high of 71,595 in 1972 to a low of 17,775 in 1975. About 27,162 units were started in 1976. While far below record levels, the 1976 is well above the number of units started in any one year during the 1960's.

At the beginning of 1977, an estimated 28,328 federally-subsidized rental and sales housing units were available or under construction in Colorado. This figure represents less than three percent of all year-round housing units.

The median annual gross income received by Colorado households during calendar year 1976 was about $12,420. Median annual gross family income during 1976 is estimated to have been about $14,330. Nearly 194,000 families, about 29 percent of all Colorado families, received gross incomes of less than $10,000 during 1976. Federal Housing Administration data for the first quarter of 1977 indicate that the average annual income of families purchasing a new home ($38,272 average value) under FHA'a unsubsidized Section 203b mortgage insurance program in Colorado was $19,992. The Division of Housing estimates that about 482,080 Colorado families, or approximately 72 percent of all families in Colorado, received annual gross incomes of less than this amount during 1976.

A projected 77,700 new housing units will be required between January 1, 1977, and January 1, 1982, in order to adequately house those new households which are expected to form or in-migrate during that five-year period. Nearly forty percent of all households expected to form or in-migrate between 1977 and 1982 are projected to be elderly households.

INTRODUCTION

This report presents estimates of past levels of residential construction activity, current year-round housing supply, inventory changes since the 1970 Census, current household numbers and characteristics, and projected household formation and in-migration housing requirements.

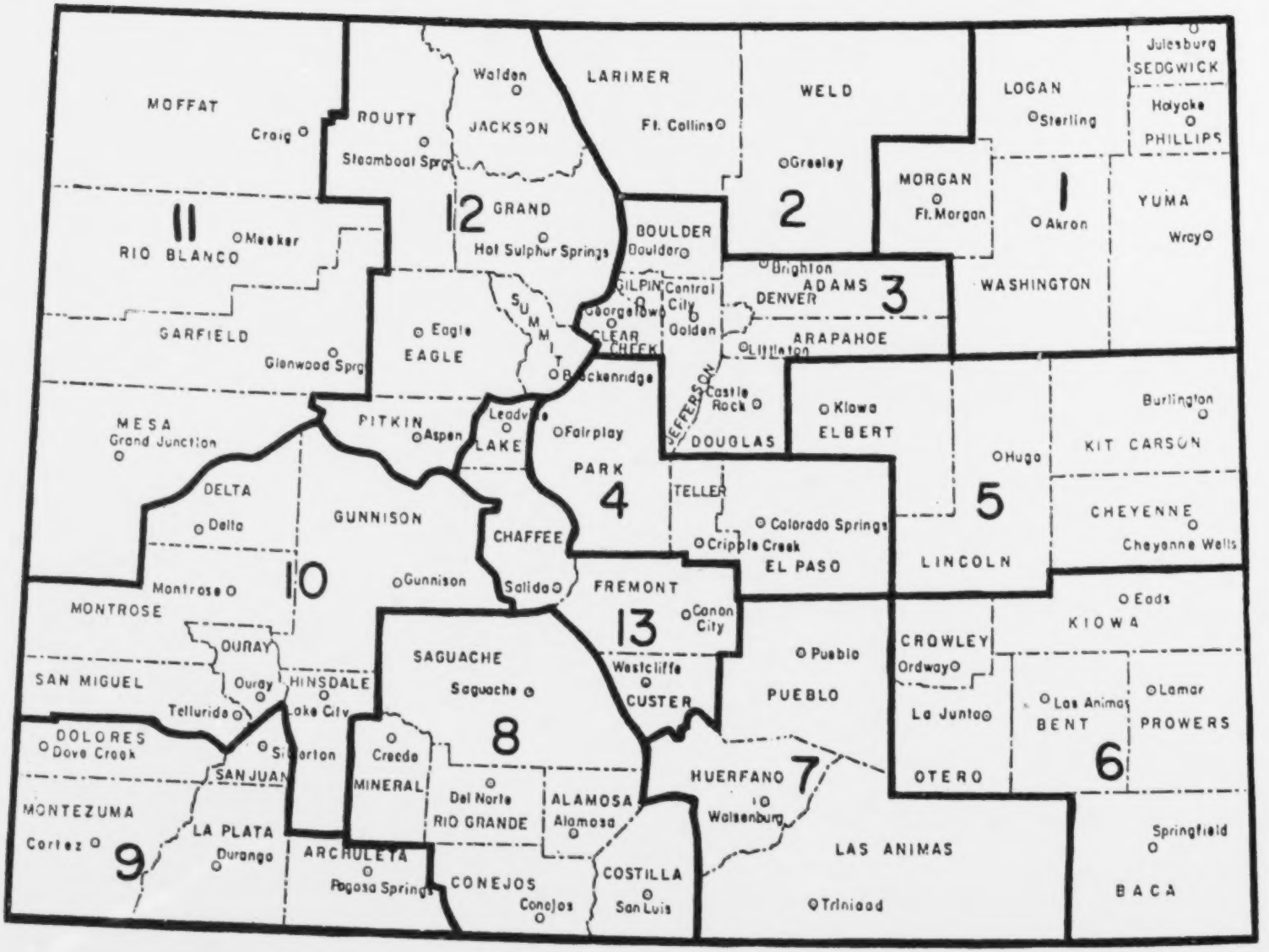
Data regarding housing starts, housing supply, populations, households, families, federally-assisted housing, and household and family incomes are presented as indicators of the adequacy of the current housing stock.

Housing requirements stemming from household formation and in-migration are projected for the period 1977 to 1982. Future housing needs resulting from current and future vacancy needs, replacement of occupied "standard" housing losses, and replacement of occupied "substandard" housing units are not considered.

Data regarding housing starts, housing inventory, components of inventory change, household numbers and characteristics, and projected housing needs to accommodate household growth are tabulated and presented according to the thirteen State Planning and Management Regions. (A map delineating these Planning and Management Regions is presented immediately following this section.)

With the exception of Table 1, each of the eleven statistical tables in Parts I and II of this report has a county-data counterpart in the Statistical Appendix. In the Statistical Appendix, data are presented, by Planning and Management Regions, for all sixty-three Colorado counties.

The estimates and projections contained in this report should not be treated as precise. These estimates and projections are primarily based on collection and analysis of secondary-source data and informed estimates by local officials. It is believed, however, that the data, assumptions, and methods used herein are valid and accurate.



13 STATE PLANNING AND MANAGEMENT REGIONS

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PART I

HOUSING INVENTORY AND HOUSEHOLD CHARACTERISTICS: 1970-1977

The purpose of Part I of this report is to provide estimates of housing starts for 1969 through 1976; housing inventory and components for January 1, 1977; inventory changes since April 1, 1970, total population and elderly populations, total households and elderly households, and families for January 1, 1977; and household and family incomes for 1976.

COLORADO HOUSING MARKET: APRIL 1, 1970

The bench mark data used throughout this report are from the Census of Population: 1970, PC-Series, and the Census of Housing: 1970, HC-Series. Bench mark data for total populations, households and families are presented in Tables 5 and 5A, and for elderly populations and households in Tables 6 and 6A. Bench mark housing data are contained in Tables 4 and 4A.

Population and Households

On April 1, 1970, Colorado's population, as enumerated by the U.S. Bureau of the Census, was 2,207,259 persons.* At that time some

* The Bureau of the Census has officially revised the 1970 Census figures for Jefferson County and the state. The revised figures are 235,300 for Jefferson County and 2,209,528 for the state. These revised figures, however, are not consistent with other 1970 Census data and, therefore, are not used in this report.

TABLE 1

ESTIMATED HOUSING STARTS AND MOBILE HOME SHIPMENTS TO DEALERS, COLORADO, 1960 THROUGH 1976

Year	Estimated Housing Starts*	Estimated Mobile Home Shipments
1960	17,028	2,030
1961	23,107	1,820
1962	20,182	2,181
1963	17,810	2,524
1964	15,898	3,370
1965	15,042	3,385
1966	13,030	3,469
1967	17,404	4,572
1968	22,212	4,773
1969	24,276	6,333
1970	33,111	6,503
1971	55,042	10,669
1972	71,595	10,978
1973	49,265	7,863
1974	21,448	3,628
1975	17,775	2,427
1976	27,162	3,262

* Housing starts are defined to include the number of public and private housing units authorized by building permits and the estimated number of public and private housing units constructed in jurisdictions in which building permits are not required. Housing starts data include housing units intended for year-round and seasonal occupancy.

SOURCES: Housing starts data for 1960 through 1968 provided by the Demographic Section of the State Division of Planning; housing starts data for 1969 through 1976 from Table 2; mobile home shipments data provided by the Manufactured Housing Institute (MHI).

1,662,697 persons, or about 75 percent of the state's total population, resided in "Front Range" Regions 2, 3, and 4. In turn, approximately 75 percent of the total population of the "Front Range" Regions lived in the eight-county Denver Metropolitan Region.*

The state's 1970 population represented a net increase of more than 25 percent (453,312 persons) over the 1,753,947 persons enumerated by the Bureau of the Census on April 1, 1960. Despite overall population increases during the 1960's, 32 of the state's 63 counties and six of the state's thirteen Regions actually recorded net losses in population. The greatest loss (7.8 percent and 5,126 persons) was noted in the South Platte Valley Region. Other areas experiencing population losses included the High Plains (0.5 percent and 99 persons), Lower Arkansas Valley (6.1 percent and 3,493 persons), Spanish Peaks (4.1 percent and 5,985 persons), San Luis Valley (3.2 percent and 1,238 persons), and San Juan Basin (4.0 percent and 1,567 persons) Regions.

Housing Inventory

At the time of the 1970 Census there were 757,070 housing units in the State of Colorado. This figure represents a net increase of more than 162,000 units over the 594,522 units enumerated in the

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* In 1960 about 69 percent of Colorado's total population resided in the three "Front Range" Regions. At that time the Denver Metropolitan Region contained more than 77 percent of the total population of "Front Range" Regions 2, 3, and 4.

TABLE 2

ESTIMATED HOUSING STARTS,
COLORADO AND REGIONS, 1969 THROUGH 1976

Jurisdiction	Estimated Number of Housing Units Started							
	1976*	1975	1974	1973	1972	1971	1970	1969
COLORADO	27,162	17,775	21,448	49,265	71,595	55,042	33,111	24,276
Single-family	21,012	15,067	13,631	21,013	29,381	24,035	16,147	11,850
Duplex	742	524	607	1,445	1,716	1,478	768	632
Multiple-family	5,408	2,184	7,210	26,807	40,498	29,529	16,196	11,794
REGIONS								
1. South Platte Valley	413	320	360	212	219	166	93	128
Single-family	351	281	208	210	97	71	71	40
Duplex	2	2	2	2	2	0	0	2
Multiple-family	60	37	150	0	120	95	22	86
2. Northern Front Range	3,616	2,404	2,832	4,844	5,477	4,686	2,412	1,783
Single-family	2,881	2,053	2,091	2,717	3,034	2,112	1,373	1,026
Duplex	194	110	78	180	212	332	198	178
Multiple-family	541	241	663	1,947	2,231	2,242	841	579
3. Denver Metropolitan	14,968	9,472	12,445	28,171	46,623	36,429	21,891	16,321
Single-family	11,641	8,156	7,347	12,310	18,198	15,826	10,269	7,501
Duplex	272	234	310	920	1,100	786	342	312
Multiple-family	3,055	1,082	4,788	14,941	27,325	19,817	11,280	8,508
4. Pikes Peak	1,817	1,237	1,187	7,262	9,992	8,150	5,073	3,980
Single-family	1,789	1,205	1,040	2,722	5,166	3,902	3,102	2,279
Duplex	8	14	16	80	152	56	50	48
Multiple-family	20	18	131	4,460	4,674	4,192	1,921	1,653
5. High Plains	120	88	123	265	158	76	48	37
Single-family	112	88	91	190	133	76	48	37
Duplex	0	0	0	2	0	0	0	0
Multiple-family	8	0	32	73	25	0	0	0
6. Lower Arkansas Valley	218	190	102	300	60	52	46	17
Single-family	125	184	84	96	52	40	38	17
Duplex	10	4	18	12	0	0	0	0
Multiple-family	83	2	0	192	8	12	8	0
7. Spanish Peaks	663	637	1,207	1,028	1,851	2,523	1,092	455
Single-family	630	629	749	656	798	1,005	601	353
Duplex	14	4	28	32	46	174	72	14
Multiple-family	19	4	430	340	1,007	1,344	419	88
8. San Luis Valley	188	169	180	94	79	88	93	33
Single-family	115	116	94	74	65	70	72	30
Duplex	10	8	38	12	0	2	0	0
Multiple-family	63	45	48	8	14	16	21	3
9. San Juan Basin	494	261	255	593	258	66	180	47
Single-family	381	233	197	117	102	52	23	47
Duplex	12	10	0	4	2	0	0	0
Multiple-family	101	18	58	472	154	14	157	0
10. Black Canyon	539	418	402	728	631	146	74	107
Single-family	490	265	271	320	227	84	65	107
Duplex	6	20	16	22	8	4	0	0
Multiple-family	43	133	115	386	396	58	9	0
11. Plateau	2,191	1,468	1,027	1,133	1,077	617	395	203
Single-family	1,413	1,125	797	579	491	315	225	167
Duplex	70	54	50	18	18	10	14	14
Multiple-family	708	289	180	536	568	292	156	22

TABLE 2 (continued)

ESTIMATED HOUSING STARTS,
COLORADO AND REGIONS, 1969 THROUGH 1976

Jurisdiction	Estimated Number of Housing Units Started							
	1976*	1975	1974	1973	1972	1971	1970	1969
12. Northern Mountain	1,519	843	1,096	4,101	4,549	1,811	1,653	1,131
Single-family	692	480	454	540	589	268	211	212
Duplex	142	60	43	147	168	112	88	64
Multiple-family	685	303	599	3,414	3,792	1,431	1,354	855
13. Upper Arkansas Valley	416	268	232	534	621	232	61	34
Single-family	392	252	208	482	429	214	49	34
Duplex	2	4	8	14	8	2	4	0
Multiple-family	22	12	16	38	184	16	8	0

* Preliminary

SOURCES: Division of Housing estimates based on information obtained from the Demographic Section of the State Division of Planning; U.S. Bureau of the Census, Construction Statistics Division; McGraw-Hill publication, the Daily Journal; Home Builders Association of Metropolitan Denver publication, the Metropolitan Denver Home Builder; Region VIII office of the U.S. Department of Housing and Urban Development; state office of the Farmers Home Administration; Division of Housing records; and numerous local building departments and local municipal and county officials.

1960 Census.*

In 1970, 741,650 units of the state's total housing inventory were "year-round" units. The remaining 15,420 units were vacant "seasonal" and "migratory" units.** The former figure reflects a net increase of 171,651 units over the 569,999 year-round units counted in 1960. During the 1960's some 9,103 seasonal and migratory units were removed from the inventory.

In 1970 there were 29,545 occupied mobile homes in the state. These units comprised about 4.0 percent of the total year-round housing inventory. The 12,979 occupied mobile homes enumerated in 1960 represented about 2.3% of the state's year-round housing inventory.

HOUSING INVENTORY CHANGES: 1970-1977

Given accepted bench mark data, the key to formulation of sound estimates of the current housing inventory is the accurate measurement

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* As defined by the Bureau of the Census, "a housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live or eat with any other persons in the structure and which quarters have either (1) direct access from the outside of the building or through a common hall or (2) complete kitchen facilities for the exclusive use of the occupants."[1]

**As defined by the Bureau of the Census, "seasonal" units are those units "intended for occupancy during only certain seasons of the year. Included are units intended for recreational use, such as beach cottages and hunting cabins; units offered to vacationers in the summer for summer sports or in the winter for winter sports; and vacant units held for herders and loggers. 'Migratory' units are vacant units held for occupancy by migratory labor employed in farm work during the crop seasons." "Year-round" units are those occupied and vacant units not intended for either "seasonal" or "migratory" uses.[2]

of changes that have occurred since the bench mark. These changes can be divided into two basic components: additions and deletions.

Additions to the Housing Inventory

Additions to the housing inventory over any specified time period can be cateogrized as new privately and publicly-owned conventionally-constructed residential units and new mobile homes.

Data regarding private and public housing starts and mobile home shipments to Colorado dealers are presented in Table 1. As indicated, housing starts reached record levels during each of the years from 1969 to 1973. However, after 1972 and continuing through 1975 a substantial decreasing trend was exhibited. From a high of about 71,000 units in 1972, housing starts decreased steadily to 49,000 units in 1973, 21,000 units in 1974, and less than 18,000 units in 1975. Housing starts during 1976 increased significantly to 27,000 units. While far below the record levels, the 1976 level is still above the number of units started in any one year during the 1960's.

Approximately 84 percent of all housing starts in Colorado during the past eight years have occurred in "Front Range" Regions 2, 3, and 4. In relative terms, however, housing starts in the "Front Range" Regions as a percent of total starts in Colorado have declined from 91 percent in 1969 to about 75 percent in 1976. This decline was most noticeable during 1975 and is due, in large part, to increased residential construction activity in the Plateau and Northern Mountain Regions. Housing starts have steadily increased from about 200 in 1969 to more than 2,100 in 1976 in the four-county Plateau Region. About 66 percent of the residential construction activity in this Region has been concentrated in Mesa County. While the Northern Mountain Region still

TABLE 3

ESTIMATED CHANGES IN THE YEAR-ROUND HOUSING INVENTORY, BY TENURE, COLORADO AND REGIONS, APRIL 1, 1970, TO JANUARY 1, 1977

Jurisdiction	Total Net Additions	Conventional Construction: Net Additions	Conventional Construction: Units Deleted*	Conventional Construction: Units Constructed	Mobile Homes: Net Additions
COLORADO	276,255	242,220	28,490	270,710	34,035
Owner	173,660	144,210	14,210	158,420	29,450
Rental	102,595	98,010	14,280	112,290	4,585
REGIONS					
1. South Platte Valley	2,705	720	730	1,450	1,985
Owner	2,554	855	365	1,220	1,699
Rental	151	-135	365	230	286
2. Northern Front Range	28,031	23,290	2,010	25,300	4,741
Owner	19,384	15,295	1,005	16,300	4,089
Rental	8,647	7,995	1,005	9,000	652
3. Denver Metropolitan	160,068	150,880	17,360	168,240	9,188
Owner	90,527	82,200	8,680	90,880	8,327
Rental	69,541	68,680	8,680	77,360	861
4. Pikes Peak	35,220	32,690	2,620	35,310	2,530
Owner	20,013	17,980	1,310	19,290	2,033
Rental	15,207	14,710	1,310	16,020	497
5. High Plains	1,483	680	230	910	803
Owner	1,379	695	115	810	684
Rental	104	-15	115	100	119
6. Lower Arkansas Valley	1,288	230	640	870	1,058
Owner	1,183	280	320	600	903
Rental	105	-50	320	270	155
7. Spanish Peaks	8,407	7,070	1,560	8,630	1,337
Owner	5,433	4,270	780	5,050	1,163
Rental	2,974	2,800	780	3,580	174
8. San Luis Valley	1,129	390	420	810	739
Owner	1,027	390	210	600	637
Rental	102	0	210	210	102
9. San Juan Basin	2,900	1,440	440	1,880	1,460
Owner	2,424	1,180	220	1,400	1,244
Rental	476	260	220	480	216
10. Black Canyon	4,081	2,220	560	2,780	1,861
Owner	3,599	2,015	245	2,260	1,584
Rental	482	205	315	520	277
11. Plateau	10,400	6,050	970	7,020	4,350
Owner	7,955	4,255	485	4,740	3,700
Rental	2,445	1,795	485	2,280	650
12. Northern Mountain	16,904	14,820	450	15,270	2,084
Owner	14,876	13,105	225	13,330	1,771
Rental	2,028	1,715	225	1,940	313
13. Upper Arkansas Valley	3,639	1,740	500	2,240	1,899
Owner	3,306	1,690	250	1,940	1,616
Rental	333	50	250	300	283

* Deletions include housing units lost through demolition, conversion to nonresidential use, merger, deterioration, abandonment, and destruction by fire, flood, or other natural disaster. In all Colorado counties, an annual deletion rate of .5%, between 1970 and 1977, was assumed except in the City and County of Denver which has a deletion rate of .75%. One-half of those are owner-units and one-half are rentals.

SOURCES: Division of Housing estimates.

accounts for a considerable portion of the housing units started in Colorado, it has decreased substantially in recent years. From more than 4,500 in 1972, it has dropped to about 1,500 in 1976. It is important to note, however, that, while most of these units are considered to be "year-round" housing units, not all of the units constructed in the Northern Mountain Region are ultimately occupied by year-round residents of the area. The majority of the units constructed in this Region are second homes, some of which are rented for seasonal occupancy.

Housing starts in the Spanish Peaks Region have comprised about 3 percent of all housing units started in Colorado since 1969. Pueblo County has accounted for approximately 92 percent of all residential construction activity in this three-county Region.

The Spanish Peaks, Plateau, and Northern Mountain Regions together have accounted for about 11 percent of all housing starts in the state since 1969. As mentioned above, about 84 percent of Colorado's housing starts occurred in the Northern Front Range, Denver Metropolitan, and Pikes Peak Regions. The state's remaining seven Regions, comprising about 50 percent of the total land area of the state, have accounted for only about 5 percent of all conventional residential construction since 1969. State and Regional housing starts data are presented, by size of structure, in Table 2. County date are tabulated in Table 2A of the Statistical Appendix.

Mobile home shipments to Colorado dealers have increased sharply from only 1,800 units in 1961 to a record high of about 11,000 units in 1972. However, this trend has reversed itself as indicated by data from the Manufactured Housing Institute (MHI) presented in Table 1.

In 1976 approximately 3,200 mobile home units were shipped to Colorado. About 3,600 and 2,400 units were shipped in 1974 and 1975, respectively.*

High levels of housing starts and mobile home shipments in recent years have resulted in the addition of approximately 304,700 year-round housing units to the state's housing inventory since April 1, 1970. The Division estimates that nearly 271,000 conventional year-round housing units and more than 34,000 mobile homes were added during this period. Year-round housing additions data are summarized in Tables 3 and 3A.

Deletions from the Housing Inventory

Units are lost from the housing inventory primarily through demolition. Demolitions result principally from private redevelopment activities, and from public code enforcement programs, urban renewal, highway construction and similar activities. Other housing inventory losses occur through conversion to non-residential use, merger, deterioration, abandonment, and destruction by fire, flood or other natural disaster.

The Division estimates that approximately 0.75 percent of all conventional year-round housing units are lost from the housing inventory each year in the City and County of Denver, and about 0.50 percent in the balance of the state. It is estimated that about

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* Mobile home shipments are not to be directly related to actual mobile home sales. Units shipped to Colorado in any given year are not necessarily sold in that same year. Also, units shipped to Colorado are not necessarily sold to Colorado residents. It is estimated, however, that units shipped to neighboring states and sold to Colorado residents are approximately equal to the number of units shipped to Colorado dealers and sold to non-residents.

fifty percent of these units are renter-occupied or intended for renter occupancy.

Between April 1, 1970, and January 1, 1977, the Division estimates that approximately 28,490 conventional year-round housing units have been removed from the housing inventory in Colorado. It is estimated that about sixty percent of these losses have occurred in the Denver Metropolitan Region.

Generally speaking, it is believed that the majority of the housing units removed through demolition were occupied by households eligible, by income, for government-subsidized housing programs. To the extent that this was in fact the case, these estimates reflect a net loss in the number of low-cost housing units available to Colorado households.

Net Additions to the Housing Inventory

The arithmetic difference between total additions to the housing supply and total housing inventory deletions is, of course, net additions.

Over the six-and-three-quarter-year period from April 1, 1970, to January 1, 1977, net additions to the year-round housing inventory are estimated to have totaled about 276,255 units. During the preceding ten-year period, Census data indicate that net year-round housing inventory additions numbered about 171,651 units.

Approximately 63 percent (or 173,660 units) of the 276,255 net year-round housing inventory additions since 1970 have been units intended for owner occupancy. The remaining 102,595 units (or about 37 percent of net year-round housing unit additions) have been rental units. In the Denver Metropolitan Region, rental units are estimated

TABLE 4

ESTIMATED YEAR-ROUND HOUSING INVENTORY, BY TENURE,
COLORADO AND REGIONS, APRIL 1, 1970, AND JANUARY 1, 1977

Jurisdiction	Estimated Year-Round Housing Inventory January 1, 1977		Year-Round Housing Inventory April 1, 1970	
	Total*	Mobile Homes	Total*	Mobile Homes
COLORADO	1,017,905	63,580	741,650	29,545
Owner	644,632	54,600	470,972	25,150
Rental	373,273	8,980	270,678	4,395
REGIONS				
1. South Platte Valley	24,268	2,740	21,563	755
Owner	16,961	2,340	14,407	641
Rental	7,307	400	7,156	114
2. Northern Front Range	87,163	9,110	59,132	4,369
Owner	56,005	7,740	36,621	3,651
Rental	31,158	1,370	22,511	718
3. Denver Metropolitan	574,070	19,150	414,002	9,962
Owner	343,881	17,070	253,354	8,743
Rental	230,189	2,080	160,648	1,219
4. Pikes Peak	112,126	6,090	76,906	3,560
Owner	65,674	4,860	45,661	2,827
Rental	46,452	1,230	31,245	733
5. High Plains	8,303	1,280	6,820	477
Owner	6,413	1,090	5,034	406
Rental	1,890	190	1,786	71
6. Lower Arkansas Valley	20,252	1,890	18,964	832
Owner	14,263	1,610	13,080	707
Rental	5,989	280	5,884	125
7. Spanish Peaks	54,257	2,870	45,850	1,533
Owner	38,256	2,490	32,823	1,327
Rental	16,001	380	13,027	206
8. San Luis Valley	13,599	1,460	12,470	721
Owner	10,144	1,250	9,117	613
Rental	3,455	210	3,353	108
9. San Juan Basin	15,771	2,550	12,871	1,090
Owner	11,597	2,170	9,173	926
Rental	4,174	380	3,698	164
10. Black Canyon	20,683	3,280	16,602	1,419
Owner	15,475	2,790	11,876	1,206
Rental	5,208	490	4,726	213
11. Plateau	38,900	6,750	28,500	2,400
Owner	27,934	5,740	19,979	2,040
Rental	10,966	1,010	8,521	360
12. Northern Mountain	30,190	3,400	13,286	1,316
Owner	24,007	2,890	9,131	1,119
Rental	6,183	510	4,155	197
13. Upper Arkansas Valley	18,323	3,010	14,684	1,111
Owner	14,022	2,560	10,716	944
Rental	4,301	450	3,968	167

* "Owner" units include owner-occupied year-round housing units, vacant year-round units offered for sale only, and vacant year-round units rented or sold and awaiting occupancy, held for occasional use, or not otherwise classified. "Rental" units include renter-occupied year-round units and vacant year-round units offered for rent.

SOURCES: U.S. Bureau of the Census, Census of Housing: 1970; Table 3; and Division estimates.

to have comprised over 43 percent of net year-round housing unit additions.

As indicated in Tables 3 and 3A, the Denver Metropolitan Region accounted for approximately 58 percent of the net year-round housing inventory additions recorded in Colorado between April 1, 1970, and January 1, 1977. The Northern Front Range and Pikes Peak Regions represented about ten and thirteen percent, respectively, of net year-round additions. The Spanish Peaks, Plateau, and Northern Mountain Region together accounted for almost thirteen percent of the net year-round housing additions. The remaining seven Regions combined represented about six percent of the total net year-round housing unit additions.

Over the inventory period the mobile home has continued to become an evermore popular means of shelter in Colorado. Comparison of 1960 and 1970 Census data reveals that 16,566 (or 9.7 percent) of the 171,651 net year-round housing unit additions tabulated during the 1960's were mobile homes. In contrast, the estimated 34,035 mobile homes added to the housing supply between 1970 and 1977 comprise nearly one-eighth of the total year-round housing additions during that period. About 48 percent of the net mobile home additions since 1970 have been concentrated in the three "Front Range" Regions. Adams County alone accounts for over nineteen percent of Colorado's net mobile home additions. However, mobile homes have constituted relatively greater portions of inventory additions in non-metropolitan areas than in the "Front Range" areas. Indications are that in the South Platte Valley, Lower Arkansas Valley, and San Luis Valley Regions, at least 65 percent of the net year-round housing inventory additions between 1970 and 1977 have been mobile homes. With the

TABLE 5

ESTIMATED POPULATIONS AND ESTIMATED NUMBERS OF HOUSEHOLD AND FAMILIES, COLORADO AND REGIONS, APRIL 1, 1970, AND JANUARY 1, 1977

Jurisdiction	Population			Households			Families		
	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970
COLORADO	2,644,060	436,801	2,207,259	864,320	173,392	690,928	665,860	120,443	545,417
REGIONS									
1. South Platte Valley	66,630	6,043	60,587	23,470	3,869	19,601	17,980	2,322	15,658
2. Northern Front Range	252,780	73,583	179,197	80,080	25,233	54,847	61,570	17,990	43,580
3. Denver Metropolitan	1,438,990	196,963	1,242,027	478,120	81,546	396,574	360,460	52,639	307,821
4. Pikes Peak	323,250	81,777	241,473	95,160	25,695	69,465	79,440	21,619	57,821
5. High Plains	21,120	2,455	18,665	7,210	1,164	6,046	5,800	860	4,940
6. Lower Arkansas Valley	58,820	4,757	54,063	20,030	2,954	17,076	15,440	1,930	13,510
7. Spanish Peaks	150,600	10,028	140,572	49,620	6,958	42,662	38,630	4,337	34,293
8. San Luis Valley	43,060	5,594	37,466	12,950	2,401	10,549	10,660	1,836	8,824
9. San Juan Basin	45,610	8,254	37,356	14,870	3,643	11,227	11,810	2,579	9,231
10. Black Canyon	56,720	11,793	44,927	19,550	5,177	14,373	15,130	3,720	11,410
11. Plateau	100,080	19,518	80,562	34,890	8,758	26,132	27,320	6,353	20,967
12. Northern Mountain	38,410	9,552	28,858	12,930	3,590	9,340	9,710	2,591	7,119
13. Upper Arkansas Valley	47,990	6,484	41,506	15,440	2,404	13,036	11,910	1,667	10,243

SOURCES: 1970 data are from U.S. Bureau of the Census, Census of Population: 1970; with the exceptions of Delta, Garfield, Mesa, Moffat, Rio Blanco, and Routt Counties, 1977 population data were interpolated from estimates developed by the Business Research Division of the University of Colorado in cooperation with the Colorado Division of Planning and published in Colorado Population Projections: 1970-2000; 1977 population and household data for these six counties are based on the results of a Special Census recently completed by the U.S. Bureau of the Census; 1977 households data (except as noted) and families data are Division of Housing estimates.

exception of "Front Range" Regions 2, 3, and 4 and the Spanish Peaks and Northern Mountain Regions, mobile homes comprised at least 40 percent of the net year-round housing inventory additions in each of the Planning and Management Regions since 1970.

COLORADO HOUSING MARKET: JANUARY 1, 1977

Population and Households

The Division estimates that on January 1, 1977, there were 864,320 households residing in the State of Colorado.* Of this number an estimated 665,860 were families.** These estimates are based on an estimated population of 2,644,060 persons, representing an increase of 436,801 over the 2,207,259 enumerated in the 1970 Census. Estimates of current populations and numbers of households and families for Colorado and constituent Regions and counties are presented in Tables 5 and 5A.

The average size of hosueholds has been on the decline for several decades in the United States. This decline is due, in large part, to the falling birth rate and to the increasing proportion of young adults and senior citizens who live alone. Nationwide, average household size has decreased from 3.67 in 1940 to 3.37 in 1950, to 3.33 in 1960, to 3.14 in 1970, to 3.01 in 1973, and to 2.89 in 1976.[3]

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* A household consists of all persons who occupy a housing units. A household may be a single family, one person living alone, two or more families living together, or any group of related or unrelated persons who occupy a housing unit.

** A family consists of a household head and one or more other persons living in the same household who are related to the head by blood, marriage, or adoption. Not all households contain families because a household may be composed of a group of unrelated persons or one person living alone.

TABLE 6

ESTIMATED ELDERLY POPULATIONS AND ESTIMATED NUMBERS OF ELDERLY HOUSEHOLDS, COLORADO AND REGIONS, APRIL 1, 1970, AND JANUARY 1, 1977

Jurisdiction	Elderly Population*			Elderly Households**		
	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970 Jan. 1977	Total Number Apr. 1970	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970 Jan. 1977	Total Number Apr. 1970
COLORADO	299,190	66,201	232,989	170,690	37,017	133,673
REGIONS						
1. South Platte Valley	10,790	1,484	9,306	6,270	862	5,408
2. Northern Front Range	27,320	6,971	20,349	15,480	3,967	11,513
3. Denver Metropolitan	157,860	38,131	119,729	90,100	21,136	68,964
4. Pikes Peak	24,740	6,814	17,926	13,550	3,738	9,812
5. High Plains	3,540	588	2,952	2,060	344	1,716
6. Lower Arkansas Valley	9,640	1,231	8,409	5,890	758	5,132
7. Spanish Peaks	21,760	3,447	18,313	12,100	1,916	10,184
8. San Luis Valley	5,460	828	4,632	2,820	447	2,373
9. San Juan Basin	5,690	1,278	4,412	3,350	758	2,592
10. Black Canyon	8,250	1,540	6,710	4,960	916	4,044
11. Plateau	13,160	1,778	11,382	7,780	1,052	6,728
12. Northern Mountain	3,560	1,286	2,274	1,930	641	1,289
13. Upper Arkansas Valley	7,420	825	6,595	4,400	482	3,918

* Elderly population consists of all persons 62 years of age and over.

** Elderly households consist of all one- and two-person households in which at least one person is 62 years of age or over.

SOURCES: 1970 elderly population data are from U.S. Bureau of the Census, Census of Population: 1970; 1977 elderly population data for Delta, Garfield, Mesa, Moffat, Rio Blanco, and Routt Counties are based on the results of a Special Census recently completed by the U.S. Bureau of the Census; except as otherwise noted, the 1977 elderly population data at the regional level were interpolated from estimates developed by the Business Research Division of the University of Colorado in cooperation with the Colorado Division of Planning and published in Colorado Population Projections: 1970-2000 and the 1977 County level elderly population data and all elderly household data are Division of Housing estimates.

Census data indicate that in Colorado average household size declined from 3.21 in 1960 to 3.08 in 1970. The Division estimates that average household size in Colorado on January 1, 1977, was about 2.95 persons per household. Average size ranged from an estimated 2.69 in the Upper Arkansas Valley Region to about 3.20 in the San Luis Valley Region.

On January 1, 1977, there were an estimated 299,190 persons 62 years of age or over in the State of Colorado. The Census Bureau enumerated 232,989 "elderly" persons* on April 1, 1970. The number of "elderly households" is estimated to have increased from 133,673 in 1970 to 170,690 in 1977.** The ratio of elderly persons to elderly households is estimated to be about 1.75. Elderly population and household data are presented in Tables 6 and 6A.

Housing Inventory

On January 1, 1977, it is estimated that there were 1,017,905 year-round housing units in the State of Colorado. Of this total, 644,632 units (or 63 percent) were owner-occupied or intended for owner occupancy, and 373,273 units (or 37 percent) were rental units. In the Denver Metropolitan and Pikes Peak Regions, more than 40 percent of all year-round housing units were rental units. In other Regions of the state, rental units comprised from 20 to 35 percent of all year-round units. Statewide, the proportion of rental units to all year-round units in 1977 is about the same as in 1970.

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* Elderly population includes all persons 62 years of age and over.

**Elderly households include all one- and two-person households in which at least one person is 62 years of age or over.

It is estimated that over six percent of the total year-round housing supply were mobile homes in 1977. In 1970 mobile homes accounted for about four percent of all year-round units. With respect to tenure, in 1977 about 8.5 percent of all owner units were mobile homes (as compared with 5.3 percent in 1970), and approximately 2.4 percent of all rental units were mobile homes (as compared with about 1.6 percent in 1970). In nine of the state's thirteen Planning and Management Regions, mobile homes in 1977 constituted more than ten percent of all year-round units. In no Region in 1970 did mobile homes comprise more than ten percent of the overall supply of year-round housing units.

Concentration of the year-round housing inventory in the "Front Range" Regions is a trend which continued into 1977. Census data indicate that in 1960 about 69 percent of the state's year-round housing inventory was concentrated the thirteen counties comprising the three "Front Range" Regions. By 1970 this figure had increased to approximately 74 percent. The Division estimates that on January 1, 1977, about 76 percent of all year-round housing units in Colorado were located in these three Regions.

Vacancies

At any point in time, there are new households forming, households in-migrating to the area, and households attempting to upgrade their living accommodations by moving to "more desirable" units. To satisfy these needs, a portion of the housing inventory must be vacant and readily available for occupancy at all times. The number and ratio of vacant units available for sale or rent are, therefore, important

measures of the adequacy of the housing supply in terms of quantity.

Generally, areas experiencing rapid growth and substantial in-migration require proportionately more available vacancies than areas where growth is comparatively slow and in-migration is not a significant factor. As a general rule, in areas with an "average" rate of population growth (that is 1.5 to 3.0 percent a year), an "effective" homeowners vacancy rate of about 1.0 percent and an "effective" rental vacancy rate of about 5.0 and 6.0 percent are considered normal.* In housing market areas with a below-average growth rate, effective vacancy rates of 0.5 and 1.0 percent and 4.0 to 5.0 percent for owners and renters, respectively, are probably adequate. For areas with above-average growth rates, effective vacancy rates of 2.0 percent for owners and 6.0 to 8.0 percent for renters may not be excessive. The higher vacancy rate for rental units as compared to owner units is likely to be several times greater than for sales units. In general, therefore, the higher the the proportion of rental units in a housing market area, the higher the overall effective vacancy rate.[4]

Current, reliable, uniform vacancy data are not presently available for Colorado and its political subdivisions. Detailed vacancy information from the 1970 Census is now seven years out-of-date and, therefore, no longer reflects present housing supply and demand situations in many areas of the state. For the Colorado Springs

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* An "effective" vacancy rate eliminates from consideration those vacant and available units which are substandard and those vacant units which are held off the market and are, therefore, not available.

housing market area, the Pikes Peak Area Council of Governments estimates that, as of January 1, 1977, the overall vacancy rate (unadjusted for substandard housing units) was 2.57 percent for single-family units, 13.86 percent for multiple-family units, and 2.16 percent for mobile homes.[5] For the Denver-Boulder area, the Capitol Federal Savings vacancy survey for January 1, 1977, indicates an overall rental vacancy rate of 7.0 percent for units under management for more than a year.[6]

In contrast to reported surplus situations in some metropolitan areas, Division field experience indicates that shortages of standard vacant and available units may exist in many non-metropolitan areas of the state.

The reader is urged to use caution in attempting to estimate overall effective vacancy rates on the basis of households data (presented in Tables 5 and 5A) and year-round housing inventory data (presented in Tables 4 and 4A). Adjustments to eliminate from consideration those vacant units which are substandard or held off the market are necessary prior to computation of effective vacancy rates. That is, it cannot be concluded that because there were an estimated 864,320 households and 1,017,905 year-round housing units (and, therefore, about 153,585 vacant units) in Colorado on January 1, 1977, the overall effective vacancy rate was 15.1 percent. It is possible that as many as 40,000 or more of these vacant units, some of which are "second homes," may not have been available for sale or rent.*

* At any point in time, there are vacant units which have been rented or sold but not yet occupied and vacant units held for occasional use (including second homes), held pending the settlement of an estate, held pending completion of construction (a "housing unit" under Bureau of the Census definitions used herein actually exists at the point at which all exterior windows and doors are installed and the final usable floors are in place), and held for other personal reasons of the owner. In 1970 the Bureau of the Census enumerated 27,561 year-round units in Colorado which were vacant but not available for occupancy.[7]

Also, an undetermined number of vacant and available year-round units were substandard.** Allowances for each of these considerations must be made prior to attempting to estimate effective vacancy rates.

Subsidized Housing

As of January 1, 1977, an estimated 28,328 federally-subsidized housing units were available or under construction in the State of Colorado. Nearly one-fourth of these units (an estimated 6,981 units) were units intended for occupancy by the elderly.

In order to be eligible for admission to any of these assisted units, household income and assets must not exceed specified limitations. Admission limits vary according to family size, program, and geographic area. Units designated as "low-price" units in Tables 7 and 7A include publicly-owned rental housing units receiving assistance through the U.S. Department of Housing and Urban Development's Low Rent Public Housing Program, privately-owned rental housing units receiving subsidy under the Federal Housing Administration's Rent Supplement program, and public and private rental housing receiving HUD "Section 8"

** In 1970 the Bureau of the Census counted 2,671 vacant and available year-round units in Colorado which lacked complete plumbing facilities. The number of structurally-dilapidated vacant and available units with complete plumbing facilities is not known.[8]

TABLE 7

INVENTORY OF FEDERALLY-SUBSIDIZED HOUSING UNITS 1/
COLORADO AND REGIONS, JANUARY 1, 1977

Jurisdiction	Total Low- and Moderate-Price Units	Low-Price 2/			Moderate-Price			
					Rental		Sales	
		Public Housing	Rent Supplement	Housing Assistance Payments	HUD-FHA	USDA-FHA	HUD-FHA 3/	USDA-FHA
COLORADO	28,328(6,981) 4/	7,989(2,359)	3,512(927)	3,902(1,388)	5,744(2,182)	269(125)	4,578	2,334
REGIONS								
1. South Platte Valley	618(387)	330(278)	19	44(44)	77	65(65)	5	78
2. Northern Front Range	2,690(692)	291(108)	368(113)	457(271)	604(200)	55	142	773
3. Denver Metropolitan	16,660(4,153)	5,422(1,175)	2,005(720)	2,203(711)	3,949(1,543)	4(4)	2,725	352
4. Pikes Peak	2,916(397)	275(180)	401(28)	356(72)	638(117)		1,182	64
5. High Plains	216(56)	96(56)	54					66
6. Lower Arkansas Valley	617(141)	86(31)	98	145(100)		50(10)	3	235
7. Spanish Peaks	2,457(468)	965(352)	317	443(68)	168(48)	10	479	75
8. San Luis Valley	552(82)	254(82)				34	2	262
9. San Juan Basin	383(16)	145(16)	152				4	82
10. Black Canyon	242(55)	75(31)				24(24)	14	129
11. Plateau	691(338)		98(66)	254(122)	184(150)		21	134
12. Northern Mountain	45(22)					27(22)		18
13. Upper Arkansas Valley	241(174)	50(50)			124(124)		1	66

1/ Included are those public housing units which are under management or construction; those Housing Assistance Payments units which are under construction or contract; those subsidized Federal Housing Administration (HUD-FHA) rental units which are under management or construction; those subsidized Federal Housing Administration sales units for which mortgage insurance is in force; those subsidized Farmers Home Administration (USDA-FHA) rental units for which loans have been approved; and those subsidized Farmers Homes Administration sales units for which loans are outstanding.

2/ Rental housing only.

3/ Number of subsidized mortgages in force on new and existing structures as of January 1, 1977 inclusive of revised Section 235 program and (exclusive of small Section 235j and 221h programs).

4/ Figures in parentheses indicate the number of elderly units included in total.

SOURCES: Farmers Home Administration, Federal Housing Administration and U.S. Department of Housing and Urban Development.

assistance payments. Those units herein specified as "moderate-price" units include those units receiving a mortgage interest subsidy under Federal Housing Administration and Farmers Home Administration rental and sales programs.

The Division estimates that there were some 7,989 low-rent public housing units presently under either management or construction in Colorado on January 1, 1977. More than 60 percent of these units were located in the City and County of Denver and more than two-thirds in either Denver or Pueblo.

The low-rent public housing program is available only to local housing authorities. On January 1, 1977 there were 74 housing authorities in Colorado. Including the City and County of Denver, 60 of these were municipal authorities. County authorities were in existence in Adams, Boulder, Jefferson, Crowley, Huerfano, Pueblo, Conejos, Costilla, Moffat, Pitkin, Routt, and Custer Counties. Housing Authorities have also been established for the Southern Ute and Ute Mountain Indian Reservations. Forty-eight of Colorado's 74 housing authorities had assisted housing units, mostly under the low-rent public housing program, under management or construction at the beginning of 1977.

In addition to low-rent public housing units, the Division estimates there are some 7,414 government-assisted "low-price" rental units of which 3,512 are receiving rent supplements and 3,902 are receiving housing assistance payments. There are also 6,013 "moderate-price" rental units under management or construction in Colorado, as well as 6,912 federally-subsidized sales units. About two-thirds of all federally-assisted sales units in Colorado have been made available under the Federal Housing Administrations's "Section 235" Program.

TABLE 8

ESTIMATED ANNUAL HOUSEHOLD* INCOMES, BY PERCENTILE GROUPS,
COLORADO AND REGIONS, JANUARY 1, 1976, TO JANUARY 1, 1977

	COLORADO		1. South Platte Valley		2. Northern Front Range		3. Denver Metropolitan		4. Pikes Peak		5. High Plains		6. Lower Arkansas Valley	
Household Percentile Group**	Est. No. of Hslds.	Est. Hsld. Income	Est. No. of Hslds.	Est. Hsld. Income	Est. No. of Hslds.	Est. Hsld. Income	Est. No. of Hslds.	Est. Hsld. Income	Est. No. of Hslds.	Est. Hsld. Income	Est. No. of Hslds.	Est. Hsld. Income	Est. No. of Hslds.	Est. Hsld. Income
10--	86,432	$ 2,960	2,347	$ 2,120	8,008	$ 2,430	47,812	$ 3,530	9,516	$ 3,490	721	$ 2,070	2,003	$ 1,760
20--	172,864	5,880	4,694	4,320	16,016	4,890	95,624	6,980	19,032	6,350	1,442	4,220	4,006	3,530
30--	259,296	8,370	7,041	6,370	24,024	7,180	143,436	9,700	28,548	8,580	2,163	6,120	6,009	5,210
40--	345,728	10,120	9,388	7,960	32,032	8,990	191,248	11,520	38,064	9,940	2,884	7,540	8,012	6,570
50--	432,160	12,420	11,735	9,880	40,040	11,350	239,060	13,890	47,580	12,030	3,605	9,500	10,015	8,330
60--	518,592	14,720	14,082	12,000	48,048	13,730	286,872	16,560	57,096	14,130	4,326	11,590	12,018	10,120
70--	605,024	17,900	16,429	14,250	56,056	16,520	334,684	19,510	66,612	17,070	5,047	13,830	14,021	12,440
80--	691,456	21,200	18,776	17,850	64,064	20,240	382,496	22,450	76,128	20,380	5,768	17,260	16,024	14,910
90--	777,888	29,780	21,123	22,430	72,072	26,890	430,308	32,060	85,644	27,980	6,489	21,980	18,027	20,480
100--	864,320		23,470		80,080		478,120		95,160		7,210		20,030	

* A household consists of all persons who occupy a housing unit. A household may be a single family, one person livings alone, two or more families living together, or any group of related or unrelated persons who occupy a housing unit.

** Income and household figures reflect upper limits of percentile groups; for example, it is estimated that fifty percent of all Colorado households -- that is, 433,025 households -- received annual gross incomes at or below $12,420 during the period from January 1, 1976 to January 1, 1977.

TABLE 8 (continued)

ESTIMATED ANNUAL HOUSEHOLD* INCOMES, BY PERCENTILE GROUPS,
COLORADO AND REGIONS, JANUARY 1, 1976 TO JANUARY 1, 1977

Household Percentile Group**	7. Spanish Peaks		8. San Luis Valley		9. San Juan Basin		10. Black Canyon		11. Plateau		12. Northern Mountain		13. Upper Arkansas Valley	
	Est. No. of Hslds.	Est. Hsld. Income	Est. No. of Hslds.	Est. Hsld. Income	Est. No. of Hslds.	Est. Hsld. Income	Est. No. of Hslds.	Est. Hsld. Income	Est. No. of Hslds.	Est. Hsld. Income	Est. No. of Hslds.	Est. Hsld. Income	Est. No. of Hslds.	Est. Hsld. Income
10--	4,962	$ 2,330	1,295	$ 1,900	1,487	$ 2,150	1,955	$ 1,760	3,489	$ 2,470	1,293	$ 3,470	1,544	$ 2,010
20--	9,924	4,580	2,590	3,750	2,974	4,300	3,910	3,550	6,978	4,900	2,586	6,330	3,088	4,070
30--	14,886	6,740	3,885	5,200	4,461	6,610	5,865	5,330	10,467	6,870	3,875	8,650	4,632	6,020
40--	19,848	8,390	5,180	6,270	5,948	7,910	7,820	6,710	13,956	8,430	5,172	10,030	6,176	7,580
50--	24,810	10,430	6,475	7,860	7,435	9,810	9,775	8,610	17,445	10,570	6,465	12,120	7,720	9,810
60--	29,772	12,400	7,770	9,830	8,922	11,840	11,730	10,630	20,934	12,900	7,758	14,230	9,264	11,830
70--	34,734	14,370	9,065	12,340	10,409	13,930	13,685	13,030	24,423	15,240	9,051	17,260	10,808	13,750
80--	39,696	17,890	10,360	15,320	11,896	17,390	15,640	16,030	27,912	19,120	10,344	20,640	12,352	16,520
90--	44,658	21,840	11,655	21,050	13,383	21,830	17,595	21,690	31,401	23,790	11,637	29,350	13,896	20,870
100--	49,620		12,950		14,870		19,550		34,890		12,930		15,440	

SOURCES: Households data are from Table 5. Income data are Division of Housing estimates based on 1969 income data from the U.S. Bureau of the Census, Census of Population: 1970. Tenth and twentieth percentile 1969 incomes were adjusted by a factor of 1.13, and thirtieth percentile 1969 incomes were adjusted by a factor of 1.08 to compensate for under-reporting at the time of the 1970 census. Household incomes for 1969 were then adjusted equally at all percentile levels by regional factors ranging from 1.48 to 1.54 (weighted state average equal to approximately 1.50) to compensate for increases in household incomes in each of the regions since the 1970 census.

About 75 percent of all homes under this program are located in Adams, Denver, and El Paso Counties.

Household Incomes

Topics such as population and households increases presented thus far are indicative to some extent of housing needs and requirements. These considerations, however, do not constitute an accurate measurement of "effective" demand. Effective demand is determined not only by current and projected needs in terms of numbers of households, but also by the ability of potential purchasers and renters to pay in terms of their incomes and their willingness to pay.

Household incomes data presented in Tables 8 and 8A are intended as indicators of effective demand for housing in general, and, when used in conjunction with family income data, rental housing in particular. Estimates of current Colorado family incomes presented in Tables 9 and 9A are intended primarily as indicators of effective demand for sales housing.

It is estimated that the median (fifieth percentile) annual gross income received by Colorado households during the period from January 1, 1976 to January 1, 1977, was about $12,420. That is, approximately one-half of the estimated 864,320 households in the state on January 1, 1977, received gross incomes at or below this level during the preceding year.

Median household income is estimated to have been less than $9,000 in the Lower Arkansas Valley, San Luis Valley, and Black Canyon Regions, and between $9,000 and $12,000 in the South Platte Valley, Northern Front Range, High Plains, Spanish Peaks, San Juan Basin, Plateau,

and Upper Arkansas Valley Regions. Only in the Denver Metropolitan, Pikes Peak, and Northern Mountain Regions are median household incomes estimated to have been in excess of $12,000.

Statewide, 86432 households, or ten percent of all Colorado households, are estimated to have received gross incomes of not more than $2,960 during the past year. For the most part, these were small elderly households living primarily upon retirement incomes. Assuming that not more than 25 percent of total income should be expended for housing accommodations, households in this income category should not spend more than $62 a month for housing purposes. It must be pointed out immediately, however, that a significant number of these modest and low-income households presently own or rent decent dwelling units. This being the case, these households would not constitute part of an effective or "cash-in-hand" demand.

Family Incomes

As previously noted, family incomes data are important indicators of qualitative demand for sales housing. Division estimates of gross family incomes during the past year are presented in Tables 9 and 9A.

Indications are that about 66,586 Colorado families received gross incomes of not more than $5,470 during 1976. Approximately 133,172 families are estimated to have received incomes of not more than $8,340 for the same period. Assuming that a maximum of 25 percent of a family's gross income should be spent for housing, families with incomes of not more than $5,470 should spend no more than $114 a month for shelter. Similarly, those families with incomes at or below $8,340 should spend no more than $174 each month for housing accommodations.

TABLE 9

ESTIMATED ANNUAL FAMILY* INCOMES, BY PERCENTILE GROUPS,
COLORADO AND REGIONS, JANUARY 1, 1976, TO JANUARY 1, 1977

Family Percentile Group**	COLORADO		1. South Platte Valley		2. Northern Front Range		3. Denver Metropolitan		4. Pikes Peak		5. High Plains		6. Lower Arkansas Valley	
	Est. No. of Families	Est. Family Income	Est. No. of Families	Est. Family Income	Est. No. of Families	Est. Family Income	Est. No. of Families	Est. Family Income	Est. No. of Families	Est. Family Income	Est. No. of Families	Est. Family Income	Est. No. of Families	Est. Family Income
10--	66,586	$ 5,470	1,798	$ 4,020	6,157	$ 4,850	36,046	$ 6,720	7,944	$ 5,400	580	$ 3,940	1,544	$ 3,510
20--	133,172	8,340	3,596	6,420	12,314	7,400	72,092	10,100	15,888	7,990	1,160	6,050	3,088	5,410
30--	199,758	10,160	5,394	7,960	18,471	9,150	108,138	11,860	23,832	9,380	1,740	7,320	4,632	6,630
40--	266,344	12,260	7,192	9,740	24,628	11,290	144,184	14,020	31,776	11,310	2,320	9,030	6,176	8,310
50--	332,930	14,330	8,990	11,470	30,785	13,330	180,230	16,150	39,720	13,210	2,900	11,000	7,720	9,870
60--	399,516	16,590	10,788	13,350	36,942	15,420	216,276	18,350	47,664	15,430	3,480	12,790	9,264	11,580
70--	466,102	19,230	12,586	15,570	43,099	17,790	252,322	21,070	55,608	17,810	4,060	14,980	10,808	13,650
80--	532,688	22,410	14,384	18,440	49,256	21,180	288,368	26,200	63,552	21,190	4,640	17,980	12,352	16,470
90--	599,274	31,960	16,182	24,850	55,413	29,790	324,414	33,940	71,496	29,830	5,220	24,980	13,896	21,470
100--	665,860		17,980		61,570		360,460		79,440		5,800		15,440	

* A family consists of a household head and one or more other persons living in the same household who are related to the head by blood, marriage or adoption. Not all households contain families because a household may be composed of a group of unrelated persons or one person living alone.

** Income and family figures reflect upper limits of percentile groups; for example, it is estimated that fifty percent of all Colorado families -- that is, 333,470 families -- received annual gross incomes at or below $14,330 during the period from January 1, 1976 to January 1, 1977.

TABLE 9 (continued)

ESTIMATED ANNUAL FAMILY* INCOMES, BY PERCENTILE GROUPS,
COLORADO AND REGIONS, JANUARY 1, 1976, TO JANUARY 1, 1977

	7. Spanish Peaks		8. San Luis Valley		9. San Juan Basin		10. Black Canyon		11. Plateau		12. Northern Mountains		13. Upper Arkansas Valley	
Family Percentile Group**	Est. No. of Families	Est. Family Income	Est. No. of Families	Est. Family Income	Est. No. of Families	Est. Family Income	Est. No. of Families	Est. Family Income	Est. No. of Families	Est. Family Income	Est. No. of Families	Est. Family Income	Est. No. of Families	Est. Family Income
10--	3,863	$ 4,450	1,066	$ 3,220	1,181	$ 4,250	1,513	$ 3,540	2,732	$ 4,650	971	$ 5,680	1,191	$ 4,450
20--	7,726	6,710	2,132	4,900	2,362	6,310	3,026	5,450	5,464	6,800	1,942	8,380	2,382	6,270
30--	11,589	8,500	3,198	5,840	3,543	7,690	4,539	6,790	8,196	8,370	2,913	9,800	3,573	7,920
40--	15,452	10,340	4,264	7,350	4,724	9,660	6,052	8,660	10,928	10,420	3,884	11,760	4,764	9,920
50--	19,315	11,970	5,330	9,010	5,905	11,210	7,565	10,260	13,660	12,350	4,855	13,440	5,955	11,530
60--	23,178	13,630	6,396	10,900	7,086	12,890	9,078	12,070	16,392	14,320	5,826	15,660	7,146	13,060
70--	27,041	15,810	7,462	13,120	8,267	15,080	10,591	14,240	19,124	16,720	6,797	18,280	8,337	14,910
80--	30,904	18,720	8,528	16,390	9,448	17,810	12,104	17,270	21,856	19,840	7,768	21,460	9,528	17,370
90--	34,767	23,980	9,594	21,670	10,629	24,140	13,617	22,600	24,588	27,040	8,739	31,160	10,719	21,500
100--	38,630		10,660		11,810		15,130		27,320		9,710		11,91?	

SOURCES: Families data are from Table 5. Income data are Division of Housing estimates based on 1969 income data from the U.S. Bureau of the Census, Census of Population: 1970. Tenth and twentieth percentile 1969 incomes were adjusted by factors of 1.13 and 1.08, respectively, to compensate for under-reporting at the time of the 1970 census. Family incomes were then adjusted equally at all percentile levels by regional factors ranging from 1.48 to 1.54 (weighted state average equal to approximately 1.50) to compensate for increases in family incomes in each of the regions since the 1970 census.

Median annual gross family income in Colorado is estimated to have been about $14,330 between January 1, 1976, and January 1, 1977. This figure, however, is not representative of incomes in most of the geographic areas of the state. Rather, this figure is heavily weighed by the relatively large populations and high incomes in the "Front Range" Regions. Not only do wages and salaries tend to be higher in these areas, but it is also more common for the wife or another member of the family to be receiving an income from employment outside of the home. Median annual gross family incomes were found to exceed $13,000 only in the three "Front Range" Regions and the Northern Mountain Region. Median family income in the Denver Metropolitan Region ($16,150) was nearly 80 percent higher than that estimated for the San Luis Valley Region ($9,010).

Federal Housing Administration mortgage data for the first quarter of 1977 indicate that the average income of families purchasing a new home under the standard, unsubsidized FHA home mortgage insurance program (Section 203b) in Colorado was approximately $1,666 per month (or $19,992 per year).[9] According to Division of Housing estimates presented in Table 9, about 482,080 Colorado families, or approximately 72 percent of all families in Colorado, received annual gross incomes of less than this amount during the year ending January 1, 1977.*

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* The average value of new homes sold under the FHA Section 203b Program was $38,272 during the first quarter of 1977. The average loan-to-value ratio was 89.0, total monthly mortgage payments averaged $369.00, and average costs incurred monthly for maintenance, repairs, heating and utilities totaled $64.30.[9]

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PART II

HOUSEHOLD FORMATION AND IN-MIGRATION: 1977-1982

The purpose of Part II of this report is to project those year-round housing requirements stemming directly from household formation and in-migration for the period from January 1, 1977, to January 1, 1982.

Projections of the state's total housing needs for this period would necessitate consideration of four separate and distinct sources of need:

(1) Household formation and in-migration;

(2) Current and future vacancy needs;

(3) Replacement of occupied "standard" housing unit losses; and

(4) Replacement of occupied "substandard" housing units.

Only those housing requirements resulting directly from household formation and in-migration are projected in this report. Indications are that this component of overall future housing requirements may account for about two-thirds of the State's total housing needs for the 1977-1982 period.

Clearly, increases in the number of households are closely related to increases in population resulting from natural increase (the excess of births over deaths) and net in-migration (the excess of persons moving to an area to live over those leaving the area to live else-

TABLE 10

ESTIMATED POPULATIONS AND ESTIMATED NUMBERS OF HOUSEHOLDS AND FAMILIES, COLORADO AND REGIONS, JANUARY 1, 1977, AND JANUARY 1, 1982

Jurisdiction	Populations			Households			Families		
	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977
COLORADO	2,835,180	191,120	2,644,060	942,020	77,700	864,320	712,350	46,490	665,860
REGIONS									
1. South Platte Valley	69,740	3,110	66,630	25,610	2,140	23,470	19,000	1,020	17,980
2. Northern Front Range	270,040	17,260	252,780	86,850	6,770	80,080	65,120	3,550	61,570
3. Denver Metropolitan	1,513,420	74,430	1,438,990	507,660	29,540	478,120	375,160	14,700	360,460
4. Pikes Peak	347,710	24,460	323,250	102,360	7,200	95,160	85,650	6,210	79,440
5. High Plains	21,480	360	21,120	7,510	300	7,210	5,980	180	5,800
6. Lower Arkansas Valley	62,170	3,350	58,820	22,030	2,000	20,030	16,610	1,170	15,440
7. Spanish Peaks	157,450	6,850	150,600	53,960	4,340	49,620	40,980	2,350	38,630
8. San Luis Valley	45,540	2,480	43,060	14,180	1,230	12,950	11,550	890	10,660
9. San Juan Basin	48,470	2,860	45,610	16,480	1,610	14,870	12,760	950	11,810
10. Black Canyon	78,740	22,020	56,720	28,290	8,740	19,550	20,960	5,830	15,130
11. Plateau	128,630	28,550	100,080	46,540	11,650	34,890	35,760	8,440	27,320
12. Northern Mountain	41,970	3,560	38,410	14,370	1,440	12,930	10,490	780	9,710
13. Upper Arkansas Valley	49,820	1,830	47,990	16,180	740	15,440	12,330	420	11,910

SOURCES: 1977 data are from Tables 5 and 5A; 1982 population data for Garfield, Mesa, Moffat and Rio Blanco counties are based on projections developed by the Colorado West Area Council of Governments; all other 1982 population data are based on Colorado Division of Planning projections; 1982 household and family data are Division of Housing projections.

where). Household growth projections must also consider anticipated household sizes and rates of household formation.*

Presented in Tables 10 and 10A are population projections for January 1, 1982, for Colorado and constituent Regions and counties. Data for Garfield, Mesa, Moffat and Rio Blanco counties are based on projections developed by the Colorado West Area Council of Governments. All other 1982 population data are based on Colorado Division of Planning projections.

Utilizing these population projections and adjusted 1970 Census factors for the percentage of population in households, average household size, and families as a percent of households, the Division of Housing has also developed projections of the number of households and families in Colorado and constituent Regions and counties for January 1, 1982. It should be noted that all populations, households, and families projections presented herein are based primarily on recent historical trends data and, therefore, are not to be treated as precise or "inevitable". Future changes in economic conditions, fertility rates, household sizes, and other factors may cause actual numbers of persons, households, and families to differ substantially from those projected. Division estimates of projected households and families for January 1, 1982, are presented in Tables 10 and 10A.

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*Given these latter considerations, it is possible for household increases to take place even in those cases in which the population is stable or declining. Comparison of 1960 and 1970 Census data indicate, for example, that ten of those 32 Colorado counties that experienced population declines during the 1960's actually reported increased numbers of households during the decade.[10]

TABLE 11

ESTIMATED ELDERLY POPULATIONS AND ESTIMATED NUMBERS OF ELDERLY HOUSEHOLDS, COLORADO AND REGIONS, JANUARY 1, 1977, AND JANUARY 1, 1982

Jurisdiction	Elderly Population*			Elderly Households**		
	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977
COLORADO	353,870	54,680	299,190	201,090	30,400	170,690
REGIONS						
1. South Platte Valley	11,780	990	10,790	6,850	580	6,270
2. Northern Front Range	32,840	5,520	27,320	18,640	3,160	15,480
3. Denver Metropolitan	188,590	30,730	157,860	106,870	16,770	90,100
4. Pikes Peak	30,500	5,760	24,740	16,700	3,150	13,550
5. High Plains	3,940	400	3,540	2,290	230	2,060
6. Lower Arkansas Valley	10,530	890	9,640	6,430	540	5,890
7. Spanish Peaks	24,280	2,520	21,760	13,500	1,400	12,100
8. San Luis Valley	6,040	580	5,460	3,120	300	2,820
9. San Juan Basin	6,600	910	5,690	3,880	530	3,350
10. Black Canyon	8,920	670	8,250	5,340	380	4,960
11. Plateau	16,490	3,330	13,160	9,760	1,980	7,780
12. Northern Mountain	5,310	1,750	3,560	2,940	1,010	1,930
13. Upper Arkansas Valley	8,050	630	7,420	4,770	370	4,400

* Elderly population consists of all persons 62 years of age and over.

** Elderly households consist of all one- and two-person households in which at least one person is 62 years of age or over.

SOURCES: 1977 data are from Tables 6 and 6A; 1982 elderly population data for Garfield, Mesa, Moffat and Rio Blanco counties are based on projections developed by the Colorado West Area Council of Governments; all other 1982 population data are based on Colorado Division of Planning projections; 1982 elderly household data are Division of Housing projections.

On the basis of these household data it can be concluded that, on the average, about 15,540 new housing units will have to be constructed in Colorado each year (a total of 77,700 new housing units during the five-year period) in order to adequately house those new households which are expected to form or in-migrate between January 1, 1977, and January 1, 1982. Of this five-year total, about 56 percent (43,510 units) will be required in the three "Front Range" Regions (Northern Front Range, Denver Metropolitan, and Pikes Peak Regions). Approximately 26 percent of the total (that is, some 20,390 units) will be required in the Black Canyon and Plateau Regions.

It is estimated that the number of persons 62 years of age and over ("elderly" population) will increase by 54,680 in Colorado between 1977 and 1982. The number of one- and two-person households in which at least one person is 62 years of age or over ("elderly" households) is expected to increase by 30,400. That is, of 77,700 households expected to form or in-migrate during the 1977-1982 period, nearly forty percent are projected to be elderly households. Data on elderly populations and households for 1982 are presented in Tables 11 and 11A.

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STATISTICAL APPENDIX

STATISTICAL TABLES:
REGIONAL AND COUNTY DATA

Data regarding housing starts, housing inventory, components of inventory change, household numbers and characteristics, and projected housing needs resulting from household growth are tabulated and presented in Parts I and II of this report according to the thirteen State Planning and Management Regions. With the exception of Table 1, each of the eleven statistical tables in this report has a county-data counterpart in the statistical Appendix. In this section, data are presented, by Planning and Management Regions, for all sixty-three Colorado Counties.

TABLE 2A

ESTIMATED HOUSING STARTS,
COLORADO REGIONS AND COUNTIES, 1969 THROUGH 1976

REGIONS Counties	Estimated Number of Housing Units Started							
	1976*	1975	1974	1973	1972	1971	1970	1969
1. SOUTH PLATTE VALLEY	413	320	360	212	219	166	93	128
Single	351	281	208	210	97	71	71	40
Duplex	2	2	2	2	2	0	0	2
Multiple	60	37	150	0	120	95	22	86
Logan	106	92	67	58	76	20	20	7
Single	104	83	53	58	18	20	20	7
Duplex	2	0	0	0	0	0	0	0
Multiple	0	9	14	0	58	0	0	0
Morgan	188	82	253	118	91	32	22	100
Single	140	64	117	116	57	32	22	12
Duplex	0	2	0	2	2	0	0	2
Multiple	48	16	136	0	32	0	0	86
Phillips	53	47	5	8	38	7	30	5
Single	41	44	5	8	8	7	8	5
Duplex	0	0	0	0	0	0	0	0
Multiple	12	3	0	0	30	0	22	0
Sedgwick	9	31	3	4	3	52	4	1
Single	9	31	3	4	3	0	4	1
Duplex	0	0	0	0	0	0	0	0
Multiple	0	0	0	0	0	52	0	0
Washington	8	28	8	2	3	2	5	6
Single	8	19	8	2	3	2	5	6
Duplex	0	0	0	0	0	0	0	0
Multiple	0	9	0	0	0	0	0	0
Yuma	49	40	24	22	8	53	12	9
Single	49	40	22	22	8	0	12	9
Duplex	0	0	2	0	0	10	0	0
Multiple	0	0	0	0	0	43	0	0
2. NORTHERN FRONT RANGE	3,616	2,404	2,832	4,844	5,477	4,686	2,412	1,783
Single	2,881	2,053	2,091	2,717	3,034	2,112	1,373	1,026
Duplex	194	110	78	180	212	332	198	178
Multiple	541	241	663	1,947	2,231	2,242	841	579
Larimer	2,414	1,393	1,487	3,423	3,345	2,435	1,319	1,200
Single	2,013	1,150	1,164	1,732	2,068	1,346	789	593
Duplex	174	96	60	130	142	292	162	156
Multiple	227	147	263	1,561	1,135	797	368	451
Weld	1,202	1,011	1,345	1,421	2,132	2,251	1,093	583
Single	868	903	927	985	966	766	584	433
Duplex	20	14	18	50	70	40	36	22
Multiple	314	94	400	386	1,096	1,445	473	128
3. DENVER METROPOLITAN	14,968	9,472	12,445	28,171	46,623	36,429	21,891	16,321
Single	11,641	8,156	7,347	12,310	18,198	15,826	10,269	7,501
Duplex	272	234	310	920	1,100	786	342	312
Multiple	3,055	1,082	4,788	14,941	27,325	19,817	11,280	8,508
Adams	1,728	1,199	1,709	4,845	5,957	4,070	3,216	1,675
Single	1,673	1,146	853	1,558	1,663	1,498	1,610	869
Duplex	42	42	48	212	206	76	44	18
Multiple	13	11	808	3,075	4,088	2,496	1,562	788
Arapahoe	4,522	2,683	3,510	6,557	13,073	8,989	4,770	2,740
Single	3,555	2,465	2,013	3,884	5,796	4,191	2,042	1,373
Duplex	22	56	42	106	80	34	10	16
Multiple	945	162	1,454	2,567	7,207	4,764	2,718	1,351

TABLE 2A (continued)

ESTIMATED HOUSING STARTS,
COLORADO REGIONS AND COUNTIES, 1969 THROUGH 1976

REGIONS Counties	Estimated Number of Housing Units Started							
	1976*	1975	1974	1973	1972	1971	1970	1969
Boulder	2,651	1,647	1,986	3,256	4,498	4,662	2,552	1,977
Single	2,023	1,502	1,455	1,936	2,533	1,936	1,419	969
Duplex	120	16	40	40	178	130	56	72
Multiple	508	129	491	1,280	1,787	2,596	1,077	936
Clear Creek	81	54	52	147	160	81	88	54
Single	81	52	48	83	91	81	50	54
Duplex	0	2	4	24	0	0	0	0
Multiple	0	0	0	40	69	0	38	0
Denver	1,600	1,109	2,105	4,543	9,566	8,285	6,080	6,095
Single	497	573	451	891	1,394	1,505	1,570	1,472
Duplex	0	48	24	194	134	140	34	32
Multiple	1,103	488	1,630	3,458	8,038	6,640	4,476	4,591
Douglas	505	345	282	1,233	758	404	261	255
Single	505	337	272	681	668	402	249	226
Duplex	0	0	2	2	2	2	0	0
Multiple	0	8	8	550	88	0	12	29
Gilpin	48	31	42	61	56	78	40	39
Single	48	31	42	61	56	78	40	39
Duplex	0	0	0	0	0	0	0	0
Multiple	0	0	0	0	0	0	0	0
Jefferson	3,833	2,404	2,759	7,529	12,555	9,860	4,884	3,486
Single	3,259	2,050	2,212	3,216	6,007	6,135	3,289	2,499
Duplex	88	70	150	342	500	404	198	174
Multiple	486	284	397	3,971	6,048	3,321	1,397	813
4. PIKES PEAK	1,817	1,237	1,187	7,262	9,992	8,150	5,073	3,980
Single	1,789	1,205	1,040	2,722	5,166	3,902	3,102	2,279
Duplex	8	14	16	80	152	56	50	48
Multiple	20	18	131	4,460	4,674	4,192	1,921	1,653
El Paso	1,374	976	1,055	7,066	9,675	8,015	4,956	3,918
Single	1,346	956	912	2,551	4,906	3,767	2,985	2,217
Duplex	8	12	12	80	148	56	50	48
Multiple	20	8	131	4,435	4,621	4,192	1,921	1,653
Park	242	157	0	52	200	100	100	50
Single	242	153	0	52	200	100	100	50
Duplex	0	0	0	0	0	0	0	0
Multiple	0	4	0	0	0	0	0	0
Teller	201	104	132	144	117	35	17	12
Single	201	96	128	119	60	35	17	12
Duplex	0	2	4	0	4	0	0	0
Multiple	0	6	0	25	53	0	0	0
5. HIGH PLAINS	120	88	123	265	158	76	48	37
Single	112	88	91	190	133	76	48	37
Duplex	0	0	0	2	0	0	0	0
Multiple	8	0	32	73	25	0	0	0
Cheyenne	4	3	0	1	25	1	2	0
Single	4	3	0	1	0	1	2	0
Duplex	0	0	0	0	0	0	0	0
Multiple	0	0	0	0	25	0	0	0
Elbert	72	42	44	169	99	59	27	14
Single	72	42	44	159	99	59	27	14
Duplex	0	0	0	2	0	0	0	0
Multiple	0	0	0	8	0	0	0	0

TABLE 2A (continued)

ESTIMATED HOUSING STARTS,
COLORADO REGIONS AND COUNTIES, 1969 THROUGH 1976

REGIONS Counties	Estimated Number of Housing Units Started							
	1976*	1975	1974	1973	1972	1971	1970	1969
5. HIGH PLAINS (continued)								
Kit Carson	35	24	64	82	25	12	15	23
Single	27	24	32	21	25	12	15	23
Duplex	0	0	0	0	0	0	0	0
Multiple	8	0	32	61	0	0	0	0
Lincoln	9	19	15	13	9	4	4	0
Single	9	19	15	9	9	4	4	0
Duplex	0	0	0	0	0	0	0	0
Multiple	0	0	0	4	0	0	0	0
6. LOWER ARKANSAS VALLEY	218	190	102	300	60	52	46	17
Single	125	184	84	96	52	40	38	17
Duplex	10	4	18	12	0	0	0	0
Multiple	83	2	0	192	8	12	8	0
Baca	9	16	9	8	10	6	4	2
Single	9	16	9	4	10	6	4	2
Duplex	0	0	0	4	0	0	0	0
Multiple	0	0	0	0	0	0	0	0
Bent	7	39	14	0	5	6	4	3
Single	7	39	4	0	5	6	4	3
Duplex	0	0	10	0	0	0	0	0
Multiple	0	0	0	0	0	0	0	0
Crowley	9	6	0	9	2	1	1	1
Single	9	6	0	1	2	1	1	1
Duplex	0	0	0	0	0	0	0	0
Multiple	0	0	0	8	0	0	0	0
Kiowa	0	1	4	1	0	0	0	0
Single	0	1	4	1	0	0	0	0
Duplex	0	0	0	0	0	0	0	0
Multiple	0	0	0	0	0	0	0	0
Otero	141	86	41	212	22	29	15	7
Single	54	86	41	74	22	21	15	7
Duplex	4	0	0	6	0	0	0	0
Multiple	83	0	0	132	0	8	0	0
Prowers	52	42	34	70	21	10	22	4
Single	46	36	26	16	13	6	14	4
Duplex	6	4	8	2	0	0	0	0
Multiple	0	2	0	52	8	4	8	0
7. SPANISH PEAKS	663	637	1,207	1,028	1,851	2,523	1,092	455
Single	630	629	749	656	798	1,005	601	353
Duplex	14	4	28	32	46	174	72	14
Multiple	19	4	430	340	1,007	1,344	419	88
Huerfano	30	44	110	105	64	34	7	5
Single	30	44	110	45	62	34	7	5
Duplex	0	0	0	4	2	0	0	0
Multiple	0	0	0	56	0	0	0	0
Las Animas	63	62	71	20	30	30	8	46
Single	59	62	27	10	15	12	8	6
Duplex	0	0	8	2	4	0	0	0
Multiple	4	0	36	8	11	18	0	40
Pueblo	570	531	1,026	903	1,757	2,459	1,077	404
Single	541	523	612	601	721	959	586	342
Duplex	14	4	20	26	40	174	72	14
Multiple	15	4	394	276	996	1,326	419	48

TABLE 2A (continued)

ESTIMATED HOUSING STARTS,
COLORADO REGIONS AND COUNTIES, 1969 THROUGH 1976

REGIONS Counties	Estimated Number of Housing Units Started							
	1976*	1975	1974	1973	1972	1971	1970	1969
8. SAN LUIS VALLEY	188	169	180	94	79	88	93	33
Single	115	116	94	74	65	70	72	30
Duplex	10	8	38	12	0	2	0	0
Multiple	63	45	48	8	14	16	21	3
Alamosa	71	79	158	73	40	24	44	12
Single	49	71	72	63	26	16	23	9
Duplex	10	0	38	2	0	0	0	0
Multiple	12	8	48	8	14	8	21	3
Conejos	52	6	11	2	13	16	17	2
Single	7	6	11	2	13	16	17	2
Duplex	0	0	0	0	0	0	0	0
Multiple	45	0	0	0	0	0	0	0
Costilla	0	28	0	0	6	10	8	3
Single	0	0	0	0	6	10	8	3
Duplex	0	0	0	0	0	0	0	0
Multiple	0	28	0	0	0	0	0	0
Mineral	25	1	0	0	0	0	0	0
Single	25	1	0	0	0	0	0	0
Duplex	0	0	0	0	0	0	0	0
Multiple	0	0	0	0	0	0	0	0
Rio Grande	9	52	7	18	18	32	22	13
Single	9	35	7	8	18	22	22	13
Duplex	0	8	0	10	0	2	0	0
Multiple	0	9	0	0	0	8	0	0
Saguache	31	3	4	1	2	6	2	3
Single	25	3	4	1	2	6	2	3
Duplex	0	0	0	0	0	0	0	0
Multiple	6	0	0	0	0	0	0	0
9. SAN JUAN BASIN	494	261	255	593	258	66	180	47
Single	381	233	197	117	102	52	23	47
Duplex	12	10	0	4	2	0	0	0
Multiple	101	18	58	472	154	14	157	0
Archuleta	80	26	20	78	22	5	2	2
Single	68	26	8	8	14	5	2	2
Duplex	0	0	0	2	0	0	0	0
Multiple	12	0	12	68	8	0	0	0
Dolores	3	0	3	0	0	5	0	0
Single	3	0	3	0	0	1	0	0
Duplex	0	0	0	0	0	0	0	0
Multiple	0	0	0	0	0	4	0	0
La Plata	345	196	196	480	172	42	176	38
Single	264	174	150	74	56	32	19	38
Duplex	2	4	0	2	2	0	0	0
Multiple	79	18	46	404	114	10	157	0
Montezuma	65	36	35	35	63	14	2	6
Single	45	30	35	35	31	14	2	6
Duplex	10	6	0	0	0	0	0	0
Multiple	10	0	0	0	32	0	0	0
San Juan	1	3	1	0	1	0	0	1
Single	1	3	1	0	1	0	0	1
Duplex	0	0	0	0	0	0	0	0
Multiple	0	0	0	0	0	0	0	0

TABLE 2A (continued)

ESTIMATED HOUSING STARTS,
COLORADO REGIONS AND COUNTIES, 1969 THROUGH 1976

REGIONS Counties	Estimated Number of Housing Units Started							
	1976*	1975	1974	1973	1972	1971	1970	1969
10. BLACK CANYON	539	418	402	728	631	146	74	107
Single	490	265	271	320	227	84	65	107
Duplex	6	20	16	22	8	4	0	0
Multiple	43	133	115	386	396	58	9	0
Delta	39	48	124	25	47	27	20	83
Single	35	30	48	25	45	27	20	83
Duplex	0	10	0	0	2	0	0	0
Multiple	4	8	76	0	0	0	0	0
Gunnison	138	112	123	436	339	60	18	3
Single	100	33	92	123	119	16	12	3
Duplex	2	2	6	10	6	4	0	0
Multiple	36	77	25	303	214	40	6	0
Hinsdale	12	5	0	2	0	0	0	0
Single	10	5	0	2	0	0	0	0
Duplex	2	0	0	0	0	0	0	0
Multiple	0	0	0	0	0	0	0	0
Montrose	300	193	124	192	115	54	32	14
Single	295	161	100	144	52	36	29	14
Duplex	2	8	10	8	0	0	0	0
Multiple	3	24	14	40	63	18	3	0
Ouray	17	18	4	3	15	3	4	7
Single	17	18	4	3	3	3	4	7
Duplex	0	0	0	0	0	0	0	0
Multiple	0	0	0	0	12	0	0	0
San Miguel	33	42	27	70	115	2	0	0
Single	33	18	27	23	8	2	0	0
Duplex	0	0	0	4	0	0	0	0
Multiple	0	24	0	43	107	0	0	0
11. PLATEAU	2,191	1,468	1,027	1,133	1,077	617	395	203
Single	1,413	1,125	797	579	491	315	225	167
Duplex	70	54	50	18	18	10	14	14
Multiple	708	289	180	536	568	292	156	22
Garfield	331	142	105	244	377	41	106	24
Single	197	124	97	90	95	31	52	14
Duplex	4	6	4	8	2	4	4	0
Multiple	130	12	4	146	280	6	50	10
Mesa	1,452	1,089	848	748	667	561	281	170
Single	1,043	839	628	426	369	275	165	148
Duplex	62	42	44	6	10	4	10	10
Multiple	347	208	176	316	288	282	106	12
Moffat	353	187	27	80	14	10	4	7
Single	118	118	25	34	10	4	4	3
Duplex	4	0	2	4	4	2	0	4
Multiple	231	69	0	42	0	4	0	0
Rio Blanco	55	50	47	61	19	5	4	2
Single	55	44	47	29	17	5	4	2
Duplex	0	6	0	0	2	0	0	0
Multiple	0	0	0	32	0	0	0	0
12. NORTHERN MOUNTAIN	1,519	843	1,096	4,101	4,549	1,811	1,653	1,131
Single	692	480	454	540	589	268	211	212
Duplex	142	60	43	147	168	112	88	64
Multiple	685	303	599	3,414	3,792	1,431	1,354	855

TABLE 2A (continued)

ESTIMATED HOUSING STARTS,
COLORADO REGIONS AND COUNTIES, 1969 THROUGH 1976

REGIONS Counties	Estimated Number of Housing Units Started							
	1976*	1975	1974	1973	1972	1971	1970	1969
12. NORTHERN MOUNTAIN (continued)								
Eagle	296	169	216	1,060	816	350	350	200
Single	107	71	71	13	25	2[illegible]	21	20
Duplex	72	20	14	82	44	54	32	18
Multiple	117	78	131	965	747	268	297	162
Grand	318	147	158	197	600	400	300	100
Single	160	136	117	169	60	45	28	8
Duplex	4	6	0	2	28	20	12	6
Multiple	154	5	41	26	512	335	260	86
Jackson	4	4	18	15	21	10	9	1
Single	4	4	10	15	16	5	9	1
Duplex	0	0	0	0	0	2	0	0
Multiple	0	0	8	0	5	3	0	0
Pitkin	298	223	259	554	564	301	544	560
Single	150	105	105	120	97	108	83	95
Duplex	26	4	12	24	24	8	24	34
Multiple	122	114	142	410	443	185	437	431
Routt	160	98	110	799	951	150	150	20
Single	139	80	61	67	213	28	22	20
Duplex	18	18	11	15	50	16	10	0
Multiple	3	0	38	717	688	106	118	0
Summit	443	202	335	1,476	1,597	600	300	250
Single	132	84	90	156	178	54	48	68
Duplex	22	12	6	24	22	12	10	6
Multiple	289	106	239	1,296	1,397	534	242	176
13. UPPER ARKANSAS VALLEY	416	268	232	534	621	232	61	34
Single	392	252	208	482	429	214	49	34
Duplex	2	4	8	14	8	2	4	0
Multiple	22	12	16	38	184	16	8	0
Chaffee	161	102	82	64	33	19	5	5
Single	141	88	78	54	27	19	5	5
Duplex	2	2	4	10	2	0	0	0
Multiple	18	12	0	0	4	0	0	0
Custer	35	4	1	36	84	0	0	0
Single	35	4	1	36	84	0	0	0
Duplex	0	0	0	0	0	0	0	0
Multiple	0	0	0	0	0	0	0	0
Fremont	176	158	149	434	499	208	51	24
Single	173	156	129	392	313	190	39	24
Duplex	0	2	4	4	6	2	4	0
Multiple	3	0	16	38	180	16	8	0
Lake	44	4	0	0	5	5	5	5
Single	43	4	0	0	5	5	5	5
Duplex	0	0	0	0	0	0	0	0
Multiple	1	0	0	0	0	0	0	0

* Preliminary

SOURCES: Division of Housing estimates based on information obtained from the Demographic Section of the State Division of Planning; U.S. Bureau of the Census, Construction Statistics Division; McGraw-Hill publication, the Daily Journal; Home Builders Association of Metropolitan Denver publication, the Metropolitan Denver Home Builder; Region VIII office of the U.S. Department of Housing and Urban Development; state office of the Farmers Home Administration; Division of Housing Records; and numerous local building departments and local municipal and county officials.

TABLE 3A

ESTIMATED CHANGES IN YEAR-ROUND HOUSING INVENTORY, BY TENURE,
COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, TO JANUARY 1, 1977

		Conventional Construction				Mobile Homes
	Regions Counties	Net Additions	Net Additions	Units Deleted*	Units Constructed	Net Additions
1.	SOUTH PLATTE VALLEY	2,705	720	730	1,450	1,985
	Owner	2,554	855	365	1,220	1,699
	Rental	151	-135	365	230	286
	Logan	777	155	210	365	622
	Owner	773	240	105	345	533
	Rental	4	-85	105	20	89
	Morgan	1,298	485	230	715	813
	Owner	1,105	410	115	525	695
	Rental	193	75	115	190	118
	Phillips	218	55	60	115	163
	Owner	222	80	30	110	142
	Rental	-4	-25	30	5	21
	Sedgwick	53	10	40	50	43
	Owner	69	30	20	50	39
	Rental	-16	-20	20	0	4
	Washington	145	-20	70	50	165
	Owner	142	5	35	40	137
	Rental	3	-25	35	10	28
	Yuma	214	35	120	155	179
	Owner	243	90	60	150	153
	Rental	-29	-55	60	5	26
2.	NORTHERN FRONT RANGE	28,031	23,290	2,010	25,300	4,741
	Owner	19,384	15,295	1,005	16,300	4,089
	Rental	8,647	7,995	1,005	9,000	652
	Larimer	16,264	14,240	1,060	15,300	2,024
	Owner	11,451	9,700	530	10,230	1,751
	Rental	4,813	4,540	530	5,070	273
	Weld	11,767	9,050	950	10,000	2,717
	Owner	7,933	5,595	475	6,070	2,338
	Rental	3,834	3,455	475	3,930	379
3.	DENVER METROPOLITAN	160,068	150,880	17,360	168,240	9,188
	Owner	90,527	82,200	8,680	90,880	8,327
	Rental	69,541	68,680	8,680	77,360	861
	Adams	27,456	20,890	1,750	22,640	6,566
	Owner	16,135	10,170	875	11,045	5,965
	Rental	11,321	10,720	875	11,595	601
	Arapahoe	42,326	41,520	1,660	43,180	806
	Owner	25,056	24,355	830	25,185	701
	Rental	17,270	17,165	830	17,995	105
	Boulder	20,733	19,040	1,470	20,510	1,693
	Owner	13,978	12,525	735	13,260	1,453
	Rental	6,755	6,515	735	7,250	240
	Clear Creek	664	575	70	645	89
	Owner	590	510	35	545	80
	Rental	74	65	35	100	9
	Denver	23,875	24,330	9,880	34,210	-455
	Owner	4,388	4,700	4,940	9,640	-312
	Rental	19,487	19,630	4,940	24,570	-143

TABLE 3A (continued)

ESTIMATED CHANGES IN YEAR-ROUND HOUSING INVENTORY, BY TENURE,
COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, TO JANUARY 1, 1977

Regions Counties	Conventional Construction				Mobile Homes
	Net Additions	Net Additions	Units Deleted*	Units Constructed	Net Additions
Douglas	3,699	3,590	90	3,680	109
Owner	3,374	3,285	45	3,330	89
Rental	325	305	45	350	20
Gilpin	316	315	30	345	1
Owner	331	330	15	345	1
Rental	-15	-15	15	0	0
Jefferson	40,999	40,620	2,410	43,030	379
Owner	26,675	26,325	1,205	27,530	350
Rental	14,324	14,295	1,205	15,500	29
4. PIKES PEAK	35,220	32,690	2,620	35,310	2,530
Owner	20,013	17,980	1,310	19,290	2,033
Rental	15,207	14,710	1,310	16,020	497
El Paso	33,212	31,340	2,480	33,820	1,872
Owner	18,118	16,640	1,240	17,880	1,478
Rental	15,094	14,700	1,240	15,940	394
Park	1,008	710	80	790	298
Owner	1,000	750	40	790	250
Rental	8	-40	40	0	48
Teller	1,000	640	60	700	360
Owner	895	590	30	620	305
Rental	105	50	30	80	55
5. HIGH PLAINS	1,483	680	230	910	803
Owner	1,379	695	115	810	684
Rental	104	-15	115	100	119
Cheyenne	124	65	30	95	59
Owner	127	75	15	90	52
Rental	-3	-10	15	5	7
Elbert	626	445	50	495	181
Owner	609	460	25	485	149
Rental	17	-15	25	10	32
Kit Carson	483	155	90	245	328
Owner	400	120	45	165	280
Rental	83	35	45	80	48
Lincoln	250	15	60	75	235
Owner	243	40	30	70	203
Rental	7	-25	30	5	32
6. LOWER ARKANSAS VALLEY	1,288	230	640	870	1,058
Owner	1,183	280	320	600	903
Rental	105	-50	320	270	155
Baca	36	-20	80	60	56
Owner	63	15	40	55	48
Rental	-27	-35	40	5	8
Bent	116	0	70	70	116
Owner	127	30	35	65	97
Rental	-11	-30	35	5	19
Crowley	55	-15	40	25	70
Owner	59	0	20	20	59
Rental	-4	-15	20	5	11

TABLE 3A (continued)

ESTIMATED CHANGES IN YEAR-ROUND HOUSING INVENTORY, BY TENURE,
COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, TO JANUARY 1, 1977

			Conventional Construction			Mobile Homes
	Regions Counties	Net Additions	Net Additions	Units Deleted*	Units Constructed	Net Additions
	Kiowa	54	-25	30	5	79
	Owner	57	-10	15	5	67
	Rental	-3	-15	15	0	12
	Otero	534	200	270	470	334
	Owner	455	170	135	305	285
	Rental	79	30	135	165	49
	Prowers	493	90	150	240	403
	Owner	422	75	75	150	347
	Rental	71	15	75	90	56
7.	SPANISH PEAKS	8,407	7,070	1,560	8,630	1,337
	Owner	5,433	4,270	780	5,050	1,163
	Rental	2,974	2,800	780	3,580	174
	Huerfano	323	295	90	385	28
	Owner	306	280	45	325	26
	Rental	17	15	45	60	2
	Las Animas	174	50	200	250	124
	Owner	184	80	100	180	104
	Rental	-10	-30	100	70	20
	Pueblo	7,910	6,725	1,270	7,995	1,185
	Owner	4,943	3,910	635	4,545	1,033
	Rental	2,967	2,815	635	3,450	152
8.	SAN LUIS VALLEY	1,129	390	420	810	739
	Owner	1,027	390	210	600	637
	Rental	102	0	210	210	102
	Alamosa	672	350	120	470	322
	Owner	537	265	60	325	272
	Rental	135	85	60	145	50
	Conejos	126	0	80	80	126
	Owner	139	30	40	70	109
	Rental	-13	-30	40	10	17
	Costilla	81	10	40	50	71
	Owner	66	5	20	25	61
	Rental	15	5	20	25	10
	Mineral	63	0	20	20	63
	Owner	71	10	10	20	61
	Rental	-8	-10	10	0	2
	Rio Grande	130	40	110	150	90
	Owner	148	70	55	125	78
	Rental	-18	-30	55	25	12
	Saguache	57	-10	50	40	67
	Owner	66	10	25	35	56
	Rental	-9	-20	25	5	11
9.	SAN JUAN BASIN	2,900	1,440	440	1,880	1,460
	Owner	2,424	1,180	220	1,400	1,244
	Rental	476	260	220	480	216
	Archuleta	161	170	40	210	-9
	Owner	113	120	20	140	-7
	Rental	48	50	20	70	-2

TABLE 3A (continued)

ESTIMATED CHANGE IN YEAR-ROUND HOUSING INVENTORY, BY TENURE,
COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, TO JANUARY 1, 1977

	Regions Counties	Conventional Construction Net Additions	Net Additions	Units Deleted*	Units Constructed	Mobile Homes Net Additions
	Dolores	17	-10	20	10	27
	Owner	20	-5	10	5	25
	Rental	-3	-5	10	5	2
	La Plata	2,191	1,210	220	1,430	981
	Owner	1,788	955	110	1,065	833
	Rental	403	255	110	365	148
	Montezuma	508	75	150	225	433
	Owner	477	110	75	185	367
	Rental	31	-35	75	40	66
	San Juan	23	-5	10	5	28
	Owner	26	0	5	5	26
	Rental	-3	-5	5	0	2
10.	BLACK CANYON	4,081	2,220	560	2,780	1,861
	Owner	3,599	2,015	245	2,260	1,584
	Rental	482	205	315	520	277
	Delta	659	115	200	[illegible]	544
	Owner	589	127	100	227	462
	Rental	70	-12	100	88	82
	Gunnison	1,390	1,075	100	1,175	315
	Owner	1,217	950	50	1,000	267
	Rental	173	125	50	175	48
	Hinsdale	60	12	3	15	48
	Owner	52	12	1	13	40
	Rental	8	0	2	2	8
	Montrose	1,572	728	207	935	844
	Owner	1,402	681	69	750	721
	Rental	170	47	138	185	123
	Ouray	149	40	20	60	109
	Owner	128	35	10	45	93
	Rental	21	5	10	15	16
	San Miguel	251	250	30	280	1
	Owner	211	210	15	225	1
	Rental	40	40	15	55	0
11.	PLATEAU	10,400	6,050	970	7,020	4,350
	Owner	7,955	4,255	485	4,740	3,700
	Rental	2,445	1,795	485	2,280	650
	Garfield	1,843	1,015	190	1,205	828
	Owner	1,330	625	95	720	705
	Rental	513	390	95	485	123
	Mesa	6,872	4,480	640	5,120	2,392
	Owner	5,255	3,220	320	3,540	2,035
	Rental	1,617	1,260	320	1,580	357
	Moffat	1,325	390	80	470	935
	Owner	1,043	250	40	290	793
	Rental	282	140	40	180	142
	Rio Blanco	360	165	60	225	195
	Owner	327	160	30	190	167
	Rental	33	5	30	35	28

TABLE 3A (continued)

ESTIMATED CHANGE IN YEAR-ROUND HOUSING INVENTORY, BY TENURE,
COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, TO JANUARY 1, 1977

		Conventional Construction				Mobile Homes
	Regions Counties	Net Additions	Net Additions	Units Deleted*	Units Constructed	Net Additions
12.	NORTHERN MOUNTAIN	16,904	14,820	450	15,270	2,084
	Owner	14,876	13,105	225	13,330	1,771
	Rental	2,028	1,715	225	1,940	313
	Eagle	3,551	3,115	90	3,205	436
	Owner	2,817	2,445	45	2,490	372
	Rental	734	670	45	715	64
	Grand	2,589	1,925	80	2,005	664
	Owner	2,468	1,905	40	1,945	563
	Rental	121	20	40	60	101
	Jackson	108	50	30	80	58
	Owner	93	45	15	60	48
	Rental	15	5	15	20	10
	Pitkin	2,976	2,735	90	2,825	241
	Owner	2,310	2,105	45	2,150	205
	Rental	666	630	45	675	36
	Routt	2,807	2,275	100	2,375	532
	Owner	2,509	2,055	50	2,105	454
	Rental	298	220	50	270	78
	Summit	4,873	4,720	60	4,780	153
	Owner	4,679	4,550	30	4,580	129
	Rental	194	170	30	200	24
13.	UPPER ARKANSAS VALLEY	3,639	1,740	500	2,240	1,899
	Owner	3,306	1,690	250	1,940	1,616
	Rental	333	50	250	300	283
	Chaffee	817	290	120	410	527
	Owner	769	320	60	380	449
	Rental	48	-30	60	30	78
	Custer	194	130	20	150	64
	Owner	195	140	10	150	55
	Rental	-1	-10	10	0	9
	Fremont	2,489	1,370	260	1,630	1,119
	Owner	2,182	1,230	130	1,360	952
	Rental	307	140	130	270	167
	Lake	139	-50	100	50	189
	Owner	160	0	50	50	160
	Rental	-21	-50	50	0	29

* Deletions include housing units lost through demolition, conversion to nonresidential use, merger, deterioration, abandonment, and destruction by fire, flood or other natural disaster.

SOURCES: Mobile home estimates were developed by the Division of Housing on the basis of monthly mobile home registrations summaries published by the State Motor Vehicle Division. Other additions data are Division of Housing estimates based on data summarized in Table 2. Deletions data are Division of Housing estimates.

TABLE 4A

ESTIMATED YEAR-ROUND HOUSING INVENTORY, BY TENURE,
COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, AND JANUARY 1, 1977

	REGIONS Counties	Estimated Year-Round Housing Inventory January 1, 1977 Total*	Mobile Homes**	Year-Round Housing Inventory April 1, 1970 Total*	Mobile Homes**
1.	SOUTH PLATTE VALLEY	24,268	2,740	21,563	755
	Owner	16,961	2,340	14,407	641
	Rental	7,307	400	7,156	114
	Logan	7,041	830	6,264	208
	Owner	4,871	710	4,098	177
	Rental	2,170	120	2,166	31
	Morgan	8,074	1,090	6,776	277
	Owner	5,299	930	4,194	235
	Rental	2,775	160	2,582	42
	Phillips	1,830	220	1,612	57
	Owner	1,420	190	1,198	48
	Rental	410	30	414	9
	Sedgwick	1,368	80	1,315	37
	Owner	964	70	895	31
	Rental	404	10	420	6
	Washington	2,258	215	2,113	50
	Owner	1,661	180	1,519	43
	Rental	597	35	594	7
	Yuma	3,697	305	3,483	126
	Owner	2,746	260	2,503	107
	Rental	951	45	980	19
2.	NORTHERN FRONT RANGE	87,163	9,110	59,132	4,369
	Owner	56,005	7,740	36,621	3,651
	Rental	31,158	1,370	22,511	718
	Larimer	47,385	4,260	31,121	2,236
	Owner	30,852	3,620	19,401	1,869
	Rental	16,533	640	11,720	367
	Weld	39,778	4,850	28,011	2,133
	Owner	25,153	4,120	17,220	1,782
	Rental	14,625	730	10,791	351
3.	DENVER METROPOLITAN	574,070	19,150	414,002	9,962
	Owner	343,881	17,070	253,354	8,743
	Rental	230,189	2,080	160,648	1,219
	Adams	78,874	9,880	51,418	3,314
	Owner	54,493	8,990	38,358	3,025
	Rental	24,381	890	13,060	289
	Arapahoe	91,239	2,490	48,913	1,684
	Owner	60,427	2,170	35,371	1,469
	Rental	30,812	320	13,542	215
	Boulder	64,079	3,565	43,346	1,872
	Owner	40,623	3,067	26,645	1,614
	Rental	23,456	498	16,701	258
	Clear Creek	2,844	360	2,180	271
	Owner	2,209	310	1,619	230
	Rental	635	50	561	41
	Denver	217,611	260	193,736	715
	Owner	100,332	170	95,944	482
	Rental	117,279	90	97,792	233

TABLE 4A (continued)

ESTIMATED YEAR-ROUND HOUSING INVENTORY, BY TENURE,
COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, AND JANUARY 1, 1977

REGIONS Counties	Estimated Year-Round Housing Inventory January 1, 1977		Year-Round Housing Inventory April 1, 1970	
	Total*	Mobile Homes**	Total*	Mobile Homes**
Douglas	6,345	240	2,646	131
Owner	5,339	200	1,965	111
Rental	1,006	40	681	20
Gilpin	1,143	15	827	14
Owner	1,070	13	739	12
Rental	73	2	88	2
Jefferson	111,935	2,340	70,936	1,961
Owner	79,388	2,150	52,713	1,800
Rental	32,547	190	18,223	161
4. PIKES PEAK	112,126	6,090	76,906	3,560
Owner	65,674	4,860	45,661	2,827
Rental	46,452	1,230	31,245	733
El Paso	106,141	5,250	72,929	3,778
Owner	60,320	4,150	42,202	2,672
Rental	45,821	1,100	30,727	706
Park	3,204	345	2,196	47
Owner	2,976	290	1,976	40
Rental	228	55	220	7
Teller	2,781	495	1,781	135
Owner	2,378	420	1,483	115
Rental	403	75	298	20
5. HIGH PLAINS	8,303	1,280	6,820	477
Owner	6,413	1,090	5,034	406
Rental	1,890	190	1,786	71
Cheyenne	1,018	115	894	56
Owner	781	100	654	48
Rental	237	15	240	8
Elbert	2,020	300	1,394	119
Owner	1,663	250	1,054	101
Rental	357	50	340	18
Kit Carson	3,146	540	2,663	212
Owner	2,319	460	1,919	180
Rental	827	80	744	32
Lincoln	2,119	325	1,869	90
Owner	1,650	280	1,407	77
Rental	469	45	462	13
6. LOWER ARKANSAS VALLEY	20,252	1,890	18,964	832
Owner	14,263	1,610	13,080	707
Rental	5,989	280	5,884	125
Baca	2,277	205	2,241	149
Owner	1,707	175	1,644	127
Rental	570	30	597	22
Bent	2,239	190	2,123	74
Owner	1,549	160	1,422	63
Rental	690	30	701	11
Crowley	1,351	95	1,296	25
Owner	1,077	80	1,018	21
Rental	274	15	278	4

TABLE 4A (continued)

ESTIMATED YEAR-ROUND HOUSING INVENTORY, BY TENURE,
COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, AND JANUARY 1, 1977

REGIONS Counties	Estimated Year-Round Housing Inventory January 1, 1977		Year-Round Housing Inventory April 1, 1970	
	Total*	Mobile Homes**	Total*	Mobile Homes**
Kiowa	843	130	789	51
Owner	627	110	570	43
Rental	216	20	219	8
Otero	8,462	575	7,928	241
Owner	5,882	490	5,427	205
Rental	2,580	85	2,501	36
Prowers	5,080	695	4,587	292
Owner	3,421	595	2,999	248
Rental	1,659	100	1,588	44
7. SPANISH PEAKS	54,257	2,870	45,850	1,533
Owner	38,256	2,490	32,823	1,327
Rental	16,001	380	13,027	206
Huerfano	3,063	80	2,740	52
Owner	2,300	70	1,994	44
Rental	763	10	746	8
Las Animas	5,925	290	5,751	166
Owner	4,040	245	3,856	141
Rental	1,885	45	1,895	25
Pueblo	45,269	2,500	37,359	1,315
Owner	31,916	2,175	26,973	1,142
Rental	13,353	325	10,386	173
8. SAN LUIS VALLEY	13,599	1,460	12,470	721
Owner	10,144	1,250	9,117	613
Rental	3,455	210	3,353	108
Alamosa	4,326	590	3,654	268
Owner	2,973	500	2,436	228
Rental	1,353	90	1,218	40
Conejos	2,532	210	2,406	84
Owner	2,105	180	1,966	71
Rental	427	30	440	13
Costilla	1,154	105	1,073	34
Owner	962	90	896	29
Rental	192	15	177	5
Mineral	552	115	489	52
Owner	473	105	402	44
Rental	79	10	87	8
Rio Grande	3,479	280	3,349	190
Owner	2,496	240	2,348	162
Rental	983	40	1,001	28
Saguache	1,556	160	1,499	93
Owner	1,135	135	1,069	79
Rental	421	25	430	14
9. SAN JUAN BASIN	15,771	2,550	12,871	1,090
Owner	11,597	2,170	9,173	926
Rental	4,174	380	3,698	164
Archuleta	1,349	135	1,188	144
Owner	935	115	822	122
Rental	414	20	366	22

TABLE 4A (continued)

ESTIMATED YEAR-ROUND HOUSING INVENTORY, BY TENURE,
COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, AND JANUARY 1, 1977

REGIONS Counties	Estimated Year-Round Housing Inventory January 1, 1977		Year-Round Housing Inventory April 1, 1970	
	Total*	Mobile Homes**	Total*	Mobile Homes**
Dolores	661	80	644	53
Owner	482	70	462	45
Rental	179	10	182	8
La Plata	8,536	1,495	6,345	514
Owner	6,308	1,270	4,520	437
Rental	2,228	225	1,825	77
Montezuma	4,910	790	4,402	357
Owner	3,664	670	3,187	303
Rental	1,246	120	1,215	54
San Juan	315	50	292	22
Owner	208	45	182	19
Rental	107	5	110	3
10. BLACK CANYON	20,683	3,280	16,602	1,419
Owner	15,475	2,790	11,876	1,206
Rental	5,208	490	4,726	213
Delta	6,534	895	5,875	351
Owner	5,112	760	4,523	298
Rental	1,422	135	1,352	53
Gunnison	4,244	565	2,854	250
Owner	2,967	480	1,750	213
Rental	1,277	85	1,104	37
Hinsdale	153	60	93	12
Owner	124	50	72	10
Rental	29	10	21	2
Montrose	7,719	1,490	6,147	646
Owner	5,749	1,270	4,347	549
Rental	1,970	220	1,800	97
Ouray	831	170	682	61
Owner	596	145	468	52
Rental	235	25	214	9
San Miguel	1,202	100	951	99
Owner	927	85	716	84
Rental	275	15	235	15
11. PLATEAU	38,900	6,750	28,500	2,400
Owner	27,934	5,740	19,979	2,040
Rental	10,966	1,010	8,521	360
Garfield	7,288	1,540	5,445	712
Owner	4,980	1,310	3,650	605
Rental	2,308	230	1,795	107
Mesa	25,670	3,745	18,798	1,353
Owner	18,837	3,185	13,582	1,150
Rental	6,833	560	5,216	203
Moffat	3,759	1,125	2,434	190
Owner	2,650	955	1,607	162
Rental	1,109	170	827	28
Rio Blanco	2,183	340	1,823	145
Owner	1,467	290	1,140	123
Rental	716	50	683	22

TABLE 4A (continued)

ESTIMATED YEAR-ROUND HOUSING INVENTORY, BY TENURE,
COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, AND JANUARY 1, 1977

		Estimated Year-Round Housing Inventory January 1, 1977		Year-Round Housing Inventory April 1, 1970	
	REGIONS Counties	Total*	Mobile Homes**	Total*	Mobile Homes**
12.	NORTHERN MOUNTAIN	30,190	3,400	13,286	1,316
	Owner	24,007	2,890	9,131	1,119
	Rental	6,183	510	4,155	197
	Eagle	6,338	940	2,787	504
	Owner	4,407	800	1,590	428
	Rental	1,931	140	1,197	76
	Grand	4,890	790	2,301	126
	Owner	4,135	670	1,667	107
	Rental	755	120	634	19
	Jackson	920	125	820	67
	Owner	660	105	575	57
	Rental	260	20	245	10
	Pitkin	5,634	535	2,658	294
	Owner	3,998	455	1,688	250
	Rental	1,636	80	970	44
	Routt	5,709	715	2,902	183
	Owner	4,679	610	2,170	156
	Rental	1,030	105	732	27
	Summit	6,691	295	1,818	142
	Owner	6,120	250	1,441	121
	Rental	571	45	377	21
13.	UPPER ARKANSAS VALLEY	18,323	3,010	14,604	1,111
	Owner	14,022	2,560	10,716	944
	Rental	4,301	450	3,968	167
	Chaffee	4,408	840	3,591	313
	Owner	3,310	715	2,541	266
	Rental	1,098	125	1,050	47
	Custer	858	70	664	6
	Owner	756	60	561	5
	Rental	102	10	103	1
	Fremont	10,099	1,570	7,610	451
	Owner	7,859	1,335	5,677	383
	Rental	2,240	235	1,933	68
	Lake	2,958	530	2,819	341
	Owner	2,097	450	1,937	290
	Rental	861	80	882	51

* "Owner" units include owner-occupied year-round housing units, vacant year-round units offered for sale only, and vacant year-round units rented or sold and awaiting occupancy, held for occasional use, or not otherwise classified. "Rental" units include renter-occupied year-round units and vacant year-round units offered for rent.

** Published 1970 Census of Housing data regarding tenure of occupied year-round mobile homes are available for Adams, Arapahoe, Boulder, Denver, El Paso, Jefferson, and Pueblo Counties. For all other counties it has been assumed that 85% are owner-occupied and 15% renter-occupied.

SOURCES: U. S. Bureau of the Census, Census of Housing: 1970; Table 3; and Division of Housing estimates.

TABLE 5A

ESTIMATED POPULATIONS AND ESTIMATED NUMBERS OF HOUSEHOLDS AND FAMILIES, COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, AND JANUARY 1, 1977

REGIONS Counties	Population			Households			Families		
	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970
1. SOUTH PLATTE VALLEY	66,630	6,043	60,587	23,470	3,869	19,601	17,980	2,322	15,658
Logan	20,860	2,008	18,852	7,030	1,222	5,808	5,320	701	4,619
Morgan	23,090	2,985	20,105	7,860	1,560	6,300	6,180	1,020	5,160
Phillips	4,420	289	4,131	1,700	229	1,471	1,220	108	1,112
Sedgwick	3,530	125	3,405	1,340	179	1,161	1,040	122	918
Washington	5,940	390	5,550	2,200	352	1,848	1,730	231	1,499
Yuma	8,790	246	8,544	3,340	327	3,013	2,490	140	2,350
2. NORTHERN FRONT RANGE	252,780	73,583	179,197	80,080	25,233	54,847	61,570	17,990	43,580
Larimer	130,530	40,630	89,900	41,970	13,787	28,183	31,310	9,430	21,880
Weld	122,250	32,953	89,297	38,110	11,446	26,664	30,260	8,560	21,700
3. DENVER METROPOLITAN	1,438,990	196,963	1,242,027	478,120	81,546	396,574	360,460	52,639	307,821
Adams	226,580	40,791	185,789	64,880	14,856	50,024	56,250	11,620	44,630
Arapahoe	205,080	42,938	162,142	63,730	16,201	47,529	53,530	12,468	41,062
Boulder	165,450	33,561	131,889	52,130	11,276	40,854	38,260	7,057	31,203
Clear Creek	6,090	1,271	4,819	1,940	315	1,625	1,560	269	1,291
Denver	520,240	5,562	514.678	201,850	16,519	185,331	130,200	2,903	127,297

TABLE 5A (continued)

ESTIMATED POPULATIONS AND ESTIMATED NUMBERS OF HOUSEHOLDS AND FAMILIES,
COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, AND JANUARY 1, 1977

REGIONS Counties	Population			Households			Families		
	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970
Douglas	13,110	4,703	8,407	3,780	1,360	2,420	3,290	1,189	2,101
Gilpin	1,630	358	1,272	570	101	469	440	99	341
Jefferson	300,810	67,779	233,031	89,240	20,918	68,322	76,930	17,034	59,896
4. PIKES PEAK	323,250	81,777	241,473	95,160	25,695	69,465	79,440	21,619	57,821
El Paso	315,580	79,608	235,972	92,540	24,959	67,581	77,360	21,028	56,332
Park	3,060	875	2,185	1,070	313	757	820	228	592
Teller	4,610	1,294	3,316	1,550	423	1,127	1,260	363	897
5. HIGH PLAINS	21,120	2,455	18,665	7,210	1,164	6,046	5,800	860	4,940
Cheyenne	2,510	114	2,396	900	126	774	700	90	610
Elbert	5,680	1,777	3,903	1,920	640	1,280	1,570	512	1,058
Kit Carson	7,980	450	7,530	2,650	263	2,387	2,180	193	1,987
Lincoln	4,950	114	4,836	1,740	135	1,605	1,350	65	1,285
6. LOWER ARKANSAS VALLEY	58,820	4,757	54,063	20,030	2,954	17,076	15,440	1,930	13,510
Baca	6,210	536	5,674	2,340	402	1,938	1,790	260	1,530
Bent	6,500	7	6,493	2,140	199	1,941	1,630	109	1,521
Crowley	3,600	514	3,086	1,380	297	1,083	1,010	169	841

TABLE 5A (continued)

ESTIMATED POPULATIONS AND ESTIMATED NUMBERS OF HOUSEHOLDS AND FAMILIES,
COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, AND JANUARY 1, 1977

REGIONS Counties	Population			Households			Families		
	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970
Kiowa	2,170	141	2,029	810	124	686	670	108	562
Otero	25,370	1,847	23,523	8,440	1,163	7,277	6,520	744	5,776
Prowers	14,970	1,712	13,258	4,920	769	4,151	3,820	540	3,280
7. SPANISH PEAKS	150,600	10,028	140,572	49,620	6,958	42,662	38,630	4,337	34,293
Huerfano	6,830	240	6,590	2,580	375	2,205	1,890	206	1,684
Las Animas	16,220	476	15,744	5,920	836	5,084	4,260	433	3,827
Pueblo	127,550	9,312	118,238	41,120	5,747	35,373	32,480	3,698	28,782
8. SAN LUIS VALLEY	43,060	5,594	37,466	12,950	2,401	10,549	10,660	1,836	8,824
Alamosa	13,650	2,228	11,422	4,160	875	3,285	3,290	616	2,674
Conejos	9,350	1,504	7,846	2,500	520	1,980	2,150	434	1,716
Costilla	3,670	579	3,091	1,130	304	826	930	226	704
Mineral	870	84	786	250	-4	254	210	4	206
Rio Grande	11,360	866	10,494	3,580	510	3,070	2,980	399	2,581
Saguache	4,160	333	3,827	1,330	196	1,134	1,100	157	943

TABLE 5A (continued)

ESTIMATED POPULATIONS AND ESTIMATED NUMBERS OF HOUSEHOLDS AND FAMILIES,
COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, AND JANUARY 1, 1977

REGIONS Counties	Population			Households			Families		
	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970
9. SAN JUAN BASIN	45,610	8,254	37,356	14,870	3,643	11,227	11,810	2,579	9,231
Archuleta	3,400	667	2,733	1,080	263	817	870	197	673
Dolores	1,730	89	1,641	560	60	500	470	52	418
La Plata	24,160	4,961	19,199	7,790	2,107	5,683	6,120	1,488	4,632
Montezuma	15,410	2,458	12,952	5,110	1,145	3,965	4,110	807	3,303
San Juan	910	79	831	330	68	262	240	35	205
10. BLACK CANYON	56,720	11,793	44,927	19,550	5,177	14,373	15,130	3,720	11,410
Delta	18,810	3,524	15,286	7,050	1,752	5,298	5,530	1,311	4,219
Gunnison	9,040	1,462	7,578	3,050	835	2,215	2,000	446	1,554
Hinsdale	210	8	202	80	-	80	60	-	60
Montrose	23,020	4,654	18,366	7,390	1,778	5,612	6,080	1,381	4,699
Ouray	2,500	954	1,546	910	372	538	680	273	407
San Miguel	3,140	1,191	1,949	1,070	440	630	780	309	471
11. PLATEAU	100,080	19,518	80,562	34,890	8,758	26,132	27,320	6,353	20,967
Garfield	18,630	3,809	14,821	6,370	1,447	4,923	5,200	1,195	4,005
Mesa	66,270	11,896	54,374	23,490	5,850	17,640	18,130	4,062	14,068

TABLE 5A (continued)

ESTIMATED POPULATIONS AND ESTIMATED NUMBERS OF HOUSEHOLDS AND FAMILIES,
COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, AND JANUARY 1, 1977

REGIONS Counties	Population			Households			Families		
	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970-Jan. 1977	Total Number Apr. 1970
Moffat	10,090	3,565	6,525	3,430	1,335	2,095	2,670	1,005	1,665
Rio Blanco	5,090	248	4,842	1,600	126	1,474	1,320	91	1,229
12. NORTHERN MOUNTAIN	38,410	9,552	28,858	12,930	3,590	9,340	9,710	2,591	7,119
Eagle	8,440	942	7,498	2,770	468	2,302	2,090	262	1,828
Grand	7,160	3,053	4,107	2,480	1,110	1,370	2,010	909	1,101
Jackson	1,850	39	1,811	620	42	578	500	30	470
Pitkin	6,770	585	6,185	2,280	211	2,069	1,440	82	1,358
Routt	10,340	3,748	6,592	3,490	1,331	2,159	2,720	1,017	1,703
Summit	3,850	1,185	2,665	1,290	428	862	950	291	659
13. UPPER ARKANSAS VALLEY	47,990	6,484	41,506	15,440	2,404	13,036	11,910	1,667	10,243
Chaffee	12,350	2,188	10,162	3,820	644	3,176	3,020	499	2,521
Custer	1,210	90	1,120	470	59	411	350	31	319
Fremont	26,110	4,168	21,942	8,560	1,554	7,006	6,590	1,135	5,455
Lake	8,320	38	8,282	2,590	147	2,443	1,950	2	1,948

SOURCES: 1970 data are from U.S. Bureau of the Census, Census of Population: 1970; with the exceptions of Delta, Garfield, Mesa, Moffat, Rio Blanco, and Routt Counties, 1977 population data were interpolated from estimates developed by the Business Research Division of the University of Colorado in cooperation with the Colorado Division of Planning and published in Colorado Population Projections: 1970-2000; 1977 population and household data for these six counties are based on the results of a Special Census recently completed by the U.S. Bureau of the Census; 1977 households data (except as noted) and families data are Division of Housing estimates.

TABLE 6A

ESTIMATED ELDERLY POPULATIONS AND ESTIMATED NUMBERS OF ELDERLY HOUSEHOLDS, COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, AND JANUARY 1, 1977

		Elderly Population*			Elderly Households**		
	REGIONS Counties	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970 Jan. 1977	Total Number Apr. 1970	Estimated Total Number Jan. 1977	Estimated Change Apr. 1970 Jan. 1977	Total Number Apr. 1970
1.	SOUTH PLATTE VALLEY	10,790	1,484	9,306	6,270	862	5,408
	Logan	2,780	355	2,425	1,565	200	1,365
	Morgan	3,485	626	2,859	2,020	366	1,654
	Phillips	1,005	132	873	550	71	479
	Sedgwick	625	49	576	345	27	318
	Washington	950	64	886	560	37	523
	Yuma	1,945	256	1,687	1,230	161	1,069
2.	NORTHERN FRONT RANGE	27,320	6,971	20,349	15,480	3,967	11,513
	Larimer	14,775	4,292	10,483	8,670	2,517	6,153
	Weld	12,545	2,679	9,866	6,810	1,450	5,360
3.	DENVER METROPOLITAN	157,860	38,131	119,729	90,100	21,136	68,964
	Adams	13,855	5,179	8,676	6,620	2,471	4,149
	Arapahoe	15,610	5,080	10,530	8,320	2,706	5,614
	Boulder	15,385	4,235	11,150	9,280	2,561	6,719
	Clear Creek	725	186	539	470	119	351
	Denver	86,170	14,085	72,085	52,305	8,578	43,727
	Douglas	995	246	749	530	129	401
	Gilpin	245	68	177	185	56	129
	Jefferson	24,875	9,052	15,823	12,390	4,516	7,874
4.	PIKES PEAK	24,740	6,814	17,926	13,550	3,738	9,812
	El Paso	23,730	6,547	17,183	12,980	3,586	9,394
	Park	425	127	298	235	70	165
	Teller	585	140	445	335	82	253
5.	HIGH PLAINS	3,540	588	2,952	2,060	344	1,716
	Cheyenne	430	66	364	255	41	214
	Elbert	860	168	692	470	93	377
	Kit Carson	1,280	202	1,078	750	119	631
	Lincoln	970	152	818	585	91	494
6.	LOWER ARKANSAS VALLEY	9,640	1,231	8,409	5,890	758	5,132
	Baca	1,085	162	923	700	102	598
	Bent	1,205	115	1,090	625	61	564
	Crowley	705	64	641	465	41	424
	Kiowa	345	42	303	220	26	194
	Otero	4,260	617	3,643	2,560	376	2,184
	Prowers	2,040	231	1,809	1,320	152	1,168
7.	SPANISH PEAKS	21,760	3,447	18,313	12,100	1,916	10,184
	Huerfano	1,680	281	1,399	925	154	771
	Las Animas	3,435	443	2,992	1,855	240	1,615
	Pueblo	16,645	2,723	13,922	9,320	1,522	7,798
8.	SAN LUIS VALLEY	5,460	828	4,632	2,820	447	2,373
	Alamosa	1,470	276	1,194	830	157	673
	Conejos	1,140	160	980	535	74	461
	Costilla	480	27	453	220	11	209
	Mineral	95	23	72	60	32	28
	Rio Grande	1,700	285	1,415	825	135	690
	Saguache	575	57	518	350	38	312
9.	SAN JUAN BASIN	5,690	1,278	4,412	3,350	758	2,592
	Archuleta	365	71	294	170	31	139
	Dolores	270	69	201	190	52	138
	La Plata	3,080	709	2,371	1,760	407	1,353
	Montezuma	1,910	429	1,481	1,180	265	915
	San Juan	65	0	65	50	3	47

TABLE 6A (continued)

ESTIMATED ELDERLY POPULATIONS AND ESTIMATED NUMBERS OF ELDERLY HOUSEHOLDS, COLORADO REGIONS AND COUNTIES, APRIL 1, 1970, AND JANUARY 1, 1977

REGIONS Counties	Elderly Population* Estimated Total Number Jan. 1977	Estimated Change Apr. 1970 Jan. 1977	Total Number Apr. 1970	Elderly Households** Estimated Total Number Jan. 1977	Estimated Change Apr. 1970 Jan. 1977	Total Number Apr. 1970
10. BLACK CANYON	8,250	1,540	6,710	4,960	916	4,044
Delta	4,110	688	3,422	2,515	419	2,096
Gunnison	730	232	498	340	108	232
Hinsdale	40	11	29	25	8	17
Montrose	2,790	452	2,338	1,720	280	1,440
Ouray	290	81	209	220	65	155
San Miguel	290	76	214	140	36	104
11. PLATEAU	13,160	1,770	11,382	7,780	1,052	6,728
Garfield	2,330	259	2,071	1,460	163	1,297
Mesa	9,420	1,439	7,981	5,500	841	4,659
Moffat	880	65	815	470	36	434
Rio Blanco	530	15	515	350	12	338
12. NORTHERN MOUNTAIN	3,560	1,286	2,274	1,930	641	1,289
Eagle	820	318	502	470	182	288
Grand	820	395	425	355	171	184
Jackson	370	214	156	170	97	73
Pitkin	480	239	241	330	165	165
Routt	670	-148	818	425	-94	519
Summit	400	268	132	180	120	60
13. UPPER ARKANSAS VALLEY	7,420	825	6,595	4,400	482	3,918
Chaffee	1,540	141	1,399	995	91	904
Custer	210	-10	220	130	-4	134
Fremont	5,260	675	4,605	3,015	386	2,629
Lake	390	19	371	260	9	251

* Elderly population consists of all persons 62 years of age and over.

** Elderly households consist of all one- and two-person households in which at least one person is 62 years of age or over.

SOURCES: 1970 elderly population data are from U.S. Bureau of the Census, Census of Population: 1970; 1977 elderly population data for Delta, Garfield, Mesa, Moffat, Rio Blanco, and Routt Counties are based on the results of a Special Census recently completed by the U.S. Bureau of the Census; except as otherwise noted, the 1977 elderly population data at the regional level were interpolated from estimates developed by the Business Research Division of the University of Colorado in cooperation with the Colorado Division of Planning and published in Colorado Population Projections: 1970-2000 and the 1977 County level elderly population data and all elderly household data are Division of Housing estimates.

TABLE 7A

INVENTORY OF FEDERALLY-SUBSIDIZED HOUSING UNITS 1/
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977

Jurisdiction	Total Low- and Moderate-Price Units	Low-Price 2/			Moderate-Price			
					Rental		Sales 3/	
		Public Housing	Rent Supplement	Housing Assistance Payments	HUD-FHA	USDA-FHA	HUD-FHA 4/	USDA-FHA
1. SOUTH PLATTE VALLEY	618(387)5/	330(278)	19	44(44)	77	65(65)	5	78
Logan	55(40)	50(40)					3	2
Sterling*6/	50(40)	50(40)						
Morgan	320(174)	86(86)	19	32(32)	77	56(56)	2	48
Brush*	48(48)			32(32)		16(16)		
Fort Morgan*	222(126)	86(86)	19		77	40(40)		
Phillips	68(60)	52(48)		12(12)				4
Haxtun*	22(18)	22(18)						
Holyoke*	42(42)	30(30)		12(12)				

1/ Included are those public housing units which are under management or construction; those Housing Assistance Payments units which are under construction or contract; those subsidized Federal Housing Administration (HUD-FHA) rental units which are under management or construction, those subsidized Federal Housing Administration sales units for which mortgage insurance is in force; those subsidized Farmers Home Administration (USDA-FHA) rental units for which loans have been approved; and those subsidized Farmers Home Administration sales units for which loans are outstanding.

2/ Rental Housing only.

3/ Sub-county data are not available for the Federal Housing Administration (HUD-FHA)and Farmers Home Administration (USDA-FHA) subsidized sales programs.

4/ Number of subsidized mortgages in force on new and existing structures as of January 1, 1977 inclusive of revised Section 235 program and (exclusive of small Section 235j and 221h programs).

5/ Figures in parentheses indicate the number of elderly units included in total.

6/ Asterisk indicates the existence of a Local Housing Authority.

TABLE 7A (continued)

INVENTORY OF FEDERALLY-SUBSIDIZED HOUSING UNITS 1/
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977

Jurisdiction	Total Low- and Moderate-Price Units	Low-Price 2/			Moderate-Price			
					Rental		Sales	
		Public Housing	Rent Supplement	Housing Assistance Payments	HUD-FHA	USDA-FHA	HUD-FHA 4/	USDA-FHA
1. SOUTH PLATTE VALLEY (cont.)								
Sedgwick	53(26)	52(26)						1
Julesburg*	52(26)	52(26)						
Washington	19(9)					9(9)		10
Akron*								
Otis	9(9)					9(9)		
Yuma	103(78)	90(78)						13
Wray*	40(28)	40(28)						
Yuma*	50(50)	50(50)						
2. NORTHERN FRONT RANGE	2,690(692)	291(108)	368(113)	457(271)	604(200)	55	142	773
Larimer	1,188(353)	157(62)	214(62)	156(106)	367(123)		71	223
Fort Collins*	539(233)	50	90(50)	156(106)	243(77)			
Loveland*	313(108)	65(50)	124(12)		124(46)			
Wellington*	42(12)	42(12)						
Weld	1,502(339)	134(46)	154(51)	301(165)	237(77)	55	71	550
Ault*	16					16		
Eaton*								

TABLE 7A (continued)

INVENTORY OF FEDERALLY-SUBSIDIZED HOUSING UNITS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977

Jurisdiction	Total Low- and Moderate-Price Units	Low-Price			Moderate-Price			
					Rental		Sales	
		Public Housing	Rent Supplement	Housing Assistance Payments	HUD-FHA	USDA-FHA	HUD-FHA	USDA-FHA
2. NORTHERN FRONT RANGE (cont.)								
Weld cont.								
Fort Lupton*	61(20)	50(20)				11		
Greeley*	736(293)	44	154(51)	301(165)	237(77)			
Keenesburg*	20(10)	20(10)						
Kersey*	48(16)	20(16)				28		
Milliken								
Unincorporated areas								
3. DENVER METROPOLITAN	16,660(4,153)	5,422(1,475)	2,005(720)	2,203(711)	3,949(1,543)	4(4)	2,725	352
Adams	2,386(115)	60(28)	136	593(87)	424		1,052	121
Aurora*	100		20	31	49			
Brighton*	60(28)	60(28)						
Commerce City	267		52	135	80			
Federal Heights	25			25				
Northglenn	32			32				
Thornton	335		64	155	116			
Westminster	276(32)			97(32)	179			

TABLE 7A (continued)

INVENTORY OF FEDERALLY-SUBSIDIZED HOUSING UNITS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977

Jurisdiction	Total Low- and Moderate-Price Units	Low-Price			Moderate-Price			
					Rental		Sales	
		Public Housing	Rent Supplement	Housing Assistance Payments	HUD-FHA	USDA-FHA	HUD-FHA	USDA-FHA
3. DENVER METROPOLITAN (cont.)								
Adams cont.								
Unincorporated areas*7/	118(55)			118(55)				
Arapahoe	663(196)	143(72)	55	281(124)	30		153	1
Aurora*	152		20	102	30			
Englewood*	129(104)			129(104)				
Littleton*	228(92)	143(72)	35	50(20)				
Sheridan*								
Boulder	1,459(559)	325(145)	165(51)	218(155)	416(204)	4(4)	127	204
Boulder*	930(475)	325(145)	120(51)	138(75)	347(204)			
Longmont*	194(80)		45	80(80)	69			
Louisville*	4(4)					4(4)		
Unincorporated areas*8/								

7/ Commerce City, Federal Heights, Northglenn, Thornton, and Westminster have passed resolutions authorizing the Adams County Housing Authority to operate within their communities and providing for inclusion of their communities to that area under jurisdiction of the Adams County Housing Authority.

8/ Lafayette, Lyons, Nederland, Jamestown, Ward, and Superior have passed resolutions authorizing the Boulder County Housing Authority to operate within their communities and providing for inclusion of their committees to that area under jurisdiction of the Boulder County Housing Authority.

TABLE 7A (continued)

INVENTORY OF FEDERALLY-SUBSIDIZED HOUSING UNITS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977

Jurisdiction	Total Low- and Moderate-Price Units	Low-Price			Moderate-Price			
					Rental		Sales	
		Public Housing	Rent Supplement	Housing Assistance Payments	HUD-FHA	USDA-FHA	HUD-FHA	USDA-FHA
3. DENVER METROPOLITAN (cont.)								
Clear Creek	2						1	1
Denver*	11,042(3,065)	4,894(930)	1,606(669)	629(222)	2,745(1,244)		1,168	
Douglas	12						3	9
Gilpin	6							6
Jefferson	1,090(218)		43	482(123)	334(95)		221	10
Arvada*	449(205)		10	184(110)	255(95)			
Edgewater	51			51				
Lakewood*	240(13)		9	152(13)	79			
Westminster	119		24	95				
Wheatridge								
Unincorporated areas*9/								

9/ Edgewater, Golden, Mountainview, and Wheatridge have passed resolutions authorizing the Jefferson County Housing Authority to operate within their communities and providing for inclusion of their communities to that area under jurisdiction of the Jefferson County Housing Authority.

TABLE 7A (continued)

INVENTORY OF FEDERALLY-SUBSIDIZED HOUSING UNITS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977

	Jurisdiction	Total Low- and Moderate-Price Units	Low-Price			Moderate-Price			
						Rental		Sales	
			Public Housing	Rent Supplement	Housing Assistance Payments	HUD-FHA	USDA-FHA	HUD-FHA	USDA-FHA
4.	PIKES PEAK	2,916(397)	275(180)	401(28)	356(72)	638(117)		1,182	64
	El Paso	2,914(397)	275(180)	401(28)	356(72)	638(117)		1,182	62
	Colorado Springs*	1,525(377)	275(180)	376(28)	336(52)	538(117)			
	Security	125		25		100			
	Calhan*	20(20)			20(20)				
	Fountain*								
	Park	2							2
	Teller								0
5.	HIGH PLAINS	216(56)	96(56)	54					66
	Cheyenne	25(10)	25(10)						0
	Cheyenne Wells*	25(10)	25(10)						
	Kit Carson*								
	Elbert	21							21
	Simla*								
	Kit Carson	119(16)	31(16)	54					34
	Burlington*	85(16)	31(16)	54					
	Flagler*								

TABLE 7A (continued)

INVENTORY OF FEDERALLY-SUBSIDIZED HOUSING UNITS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977

	Jurisdiction	Total Low- and Moderate-Price Units	Low-Price			Moderate-Price			
						Rental		Sales	
			Public Housing	Rent Supplement	Housing Assistance Payments	HUD-FHA	USDA-FHA	HUD-FHA	USDA-FHA
5.	HIGH PLAINS (cont.)								
	Kit Carson cont.								
	Unincorporated areas								11
	Lincoln	51(30)	40(30)						
	Hugo*								
	Limon*	40(30)	40(30)						
6.	LOWER ARKANSAS VALLEY	617(141)	86(31)	98	145(100)		50(10)	3	235
	Baca	21							21
	Springfield*								
	Bent	55(30)			20(20)		10(10)		25
	Las Animas*	30(30)			20(20)		10(10)		
	Crowley	11							11
	Unincorporated areas*								1
	Kiowa	1							
	Otero	374(55)	70(25)	50	50(30)		40	3	161
	La Junta*	150(55)	70(25)	50	30(30)				
	Rocky Ford*	60			20		40		

TABLE 7A (continued)

INVENTORY OF FEDERALLY-SUBSIDIZED HOUSING UNITS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977

Jurisdiction	Total Low- and Moderate-Price Units	Low-Price			Moderate-Price			
					Rental		Sales	
		Public Housing	Rent Supplement	Housing Assistance Payments	HUD-FHA	USDA-FHA	HUD-FHA	USDA-FHA
6. LOWER ARKANSAS VALLEY (cont)								
Prowers	155(56)	16(6)	48	75(50)				16
Granada	25			25				
Holly*	16(6)	16(6)						
Lamar*	98(50)		48	50(50)				
7. SPANISH PEAKS	2,457(468)	965(352)	317	443(68)	168(48)	10	479	75
Huerfano	133(78)	110(78)					1	22
Walsenburg*	110(78)	110(78)						
Unincorporated areas*								
Las Animas	455(128)	281(100)	60	83(28)		10	1	20
Aguilar*	18(12)	18(12)						
Trinidad*	416(116)	263(88)	60	83(28)		10		
Pueblo	1,869(262)	574(174)	257	360(40)	168(48)		477	33
Pueblo*	1,359(262)	574(174)	257	360(40)	168(48)			
Unincorporated areas*								
8. SAN LUIS VALLEY	552(82)	254(82)				34	2	262
Alamosa	234(40)	125(40)					2	107

TABLE 7A (continued)

INVENTORY OF FEDERALLY-SUBSIDIZED HOUSING UNITS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977

Jurisdiction	Total Low- and Moderate-Price Units	Low-Price			Moderate-Price			
					Rental		Sales	
		Public Housing	Rent Supplement	Housing Assistance Payments	HUD-FHA	USDA-FHA	HUD-FHA	USDA-FHA
8. SAN LUIS VALLEY (cont.)								
Alamosa cont.								
Alamosa*10/	125(40)	125(40)						
Conejos	130(32)	74(32)						56
Antonito*10/	29(11)	29(11)						
La Jara	15(7)	15(7)						
Manassa	15(7)	15(7)						
Sanford	15(7)	15(7)						
Unincorporated areas*10/								
Costilla	60	25						35
San Luis	10	10						
Unincorporated areas*10/	15	15						
Mineral	0							0
Rio Grande	87					34		53
Monte Vista	34					34		

10/ San Luis Valley "Consolidated Housing Compact" member.

TABLE 7A (continued)

INVENTORY OF FEDERALLY-SUBSIDIZED HOUSING UNITS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977

Jurisdiction	Total Low- and Moderate-Price Units	Low-Price			Moderate-Price			
					Rental		Sales	
		Public Housing	Rent Supplement	Housing Assistance Payments	HUD-FHA	USDA-FHA	HUD-FHA	USDA-FHA
8. SAN LUIS VALLEY (cont.)								
Saguache	41(10)	30(10)						11
Center*10/	30(10)	30(10)						
9. SAN JUAN BASIN	383(16)	145(16)	152				4	82
Archuleta	58		52					6
Pagosa Springs	52		52					
Dolores	2							2
La Plata	224(16)	95(16)	100				4	25
Southern Ute I.R.*	95(16)	95(16)						
Durango*	100		100					
Montezuma	99	50						49
Ute Mountain I.R.*	50	50						
San Juan	0							0
10. BLACK CANYON	242(55)	75(31)				24(24)	14	129
Delta	141(31)	75(31)						66
Delta*	75(31)	75(31)						
Gunnison	0							0

TABLE 7A (continued)

INVENTORY OF FEDERALLY-SUBSIDIZED HOUSING UNITS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977

Jurisdiction	Total Low and Moderate-Price Units	Low-Price			Moderate-Price			
					Rental		Sales	
		Public Housing	Rent Supplement	Housing Assistance Payments	HUD-FHA	USDA-FHA	HUD-FHA	USDA-FHA
10. BLACK CANYON (cont.)								
Hinsdale								
Montrose	93(24)					24(24)	14	55
Montrose*	24(24)					24(24)		
Ouray	0							0
San Miguel	8							8
Telluride*								
11. PLATEAU	691(338)		98(66)	254(122)	184(150)		21	134
Garfield	90(30)		38(30)		34		6	12
Glenwood Springs	72(30)		38(30)		34			
Mesa	527(264)		60(36)	210(78)	150(150)		15	92
Grand Junction*	420(264)		60(36)	210(78)	150(150)			
Moffat	57(44)			44(44)				13
Craig	44(44)			44(44)				
Unincorporated areas*11/								

11/ Craig has passed a resolution authorizing the Moffat County Housing Authority to operate within its community and to provide for inclusion of their community to that area under jurisdiction of the Moffat County Housing Authority.

12/ The City of Aspen has passed a resolution authorizing the Pitkin County Housing Authority to operate within its community and to provide for inclusion of their community to that area under jurisdiction of the Pitkin County Housing Authority.

TABLE 7A (continued)

INVENTORY OF FEDERALLY-SUBSIDIZED HOUSING UNITS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977

Jurisdiction	Total Low- and Moderate-Price Units	Low-Price			Moderate-Price			
					Rental		Sales	
		Public Housing	Rent Supplement	Housing Assistance Payments	HUD-FHA	USDA-FHA	HUD-FHA	USDA-FHA
11. PLATEAU (cont.)								
Rio Blanco	17							17
Meeker*								
12. NORTHERN MOUNTAIN	45(22					27(22)		18
Eagle	0							0
Grand	11							11
Jackson	0							0
Pitkin 12/	1							1
Unincorporated areas*	0							
Routt	32(22)					27(22)		5
Hayden	5					5		
Steamboat Springs	22(22)					22(22)		
Unincorporated areas*								
13. UPPER ARKANSAS VALLEY	241(174)	50(50)			124(124)		1	66
Chaffee	85(50)	50(50)						35
Salida*	50(50)	50(50)						

TABLE 7A (continued)

INVENTORY OF FEDERALLY-SUBSIDIZED HOUSING UNITS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977

Jurisdiction	Total Low- and Moderate-Price Units	Low-Price			Moderate-Price			
					Rental		Sales	
		Public Housing	Rent Supplement	Housing Assistance Payments	HUD-FHA	USDA-FHA	HUD-FHA	USDA-FHA
13. UPPER ARKANSAS VALLEY (cont.)								
Custer	5							5
Unincorporated areas*								
Fremont	149(124)				124(124)		1	24
Canon City	124(124)				124(124)			
Lake	2							2

SOURCES: Farmers Home Administration, Federal Housing Administration, U.S. Department of Housing and Urban Development.

TABLE 8A

ESTIMATED ANNUAL HOUSEHOLD* INCOMES, BY PERCENTILE GROUPS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1976, TO JANUARY 1, 1977

	Estimated Annual Household Incomes												
Household Percentile Group**	1. SOUTH PLATTE VALLEY	Logan	Morgan	Phillips	Sedgwick	Washington	Yuma	2. NORTHERN FRONT RANGE	Larimer	Weld	3. DENVER METRO-POLITAN	Adams	Arapahoe
10--	$ 2,120	$ 2,330	$ 2,160	$ 2,080	$ 2,170	$ 2,090	$ 1,760	$ 2,430	$ 2,440	$ 2,430	$ 3,530	$ 5,870	$ 5,700
20--	4,320	5,000	4,430	4,070	4,070	4,290	3,540	4,890	4,820	4,970	6,980	9,790	9,880
30--	6,370	7,330	6,500	5,760	5,870	6,050	5,320	7,180	7,190	7,160	9,700	12,010	12,670
40--	7,960	8,910	8,060	7,260	8,210	7,230	6,760	8,990	9,110	8,880	11,520	12,940	14,380
50--	9,880	10,920	10,000	9,330	10,260	9,030	8,540	11,350	11,540	11,160	13,890	14,750	17,020
60--	12,000	13,000	12,020	11,530	12,800	11,000	10,260	13,720	13,920	13,540	16,560	16,980	19,640
70--	14,250	15,090	14,080	13,880	15,640	13,670	12,730	16,520	16,830	16,200	19,510	19,260	22,270
80--	17,850	18,910	17,310	17,280	20,380	17,370	15,700	20,240	20,580	19,880	22,450	21,550	28,750
90--	22,430	22,970	21,930	21,990	29,770	22,420	21,570	26,890	28,090	25,400	32,060	28,810	35,620

* A household consists of all persons who occupy a housing unit. A household may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who occupy a housing unit.

** Income and household figures reflect upper limits of percentile groups; for example, it is estimated that fifty percent of all households in the South Platte Valley Region received annual gross incomes at or below $9,880 during the period from January 1, 1976 to January 1, 1977. (Estimated numbers of households in each region and county are presented in Table 5A)

TABLE 8A (continued)

ESTIMATED ANNUAL HOUSEHOLD* INCOMES, BY PERCENTILE GROUPS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1976, TO JANUARY 1, 1977

Household Percentile Group**	Estimated Annual Household Incomes												
	3. (cont.)						4. PIKES PEAK				5. HIGH PLAINS		
	Boulder	Clear Creek	Denver	Douglas	Gilpin	Jefferson		El Paso	Park	Teller		Cheyenne	Elbert
10--	$ 2,970	$ 3,420	$ 2,600	$ 3,680	$ 1,350	$ 6,280	$ 3,490	$ 3,530	$ 1,920	$ 2,530	$ 2,070	$ 1,800	$ 1,990
20--	6,220	6,640	5,240	8,050	2,690	10,910	6,350	6,420	3,870	4,870	4,220	3,640	4,090
30--	9,190	9,660	7,540	11,040	4,590	13,410	8,580	8,640	5,730	6,840	6,120	5,600	5,740
40--	11,390	11,370	9,250	12,660	6,740	14,910	9,940	10,010	7,240	8,110	7,540	7,270	6,730
50--	14,080	13,150	11,570	15,040	9,120	17,240	12,030	12,100	9,510	9,590	9,500	9,080	8,490
60--	16,950	14,930	13,970	17,780	11,690	19,560	14,130	14,200	11,710	11,500	11,590	10,910	10,710
70--	19,920	17,480	17,120	20,530	14,620	21,880	17,070	17,150	13,840	13,870	13,830	12,960	13,420
80--	23,660	20,050	20,840	24,950	19,350	27,490	20,380	20,440	17,130	17,430	17,260	15,020	16,820
90--	32,490	23,240	29,710	33,640	27,130	34,300	27,980	28,140	21,360	21,750	21,980	21,050	21,200

TABLE 8A (continued)

ESTIMATED ANNUAL HOUSEHOLD* INCOMES, BY PERCENTILE GROUPS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1976, TO JANUARY 1, 1977

Household Percentile Group**	Estimated Annual Household Incomes												
	5. (cont.)		6. LOWER ARKANSAS VALLEY							7. SPANISH PEAKS			
	Kit Carson	Lincoln		Baca	Bent	Crowley	Kiowa	Otero	Prowers		Huerfano	Las Animas	Pueblo
10--	$ 2,570	$ 1,750	$ 1,760	$ 1,690	$ 1,640	$ 1,540	$ 1,780	$ 1,790	$ 1,860	$ 2,330	$ 1,680	$ 1,500	$ 2,600
20--	4,910	3,540	3,530	3,380	3,290	3,080	3,680	3,600	3,720	4,580	3,350	3,010	5,060
30--	6,710	5,770	5,210	4,910	4,850	4,680	6,040	5,350	5,310	6,740	4,630	4,330	7,560
40--	8,060	7,740	6,570	6,270	6,250	6,030	7,630	6,700	6,600	8,390	5,780	5,470	9,110
50--	9,850	9,910	8,330	8,030	7,960	7,740	8,930	8,550	8,360	10,430	7,300	6,970	11,090
60--	11,960	11,950	10,120	9,840	9,550	9,430	10,220	10,460	10,170	12,400	9,060	8,950	12,980
70--	14,260	13,930	12,440	12,420	11,700	11,410	12,970	12,650	12,570	14,370	11,040	11,240	14,920
80--	18,330	16,970	14,910	16,160	14,430	13,730	16,520	14,880	15,310	17,890	13,620	13,760	18,550
90--	25,610	21,260	20,480	26,010	19,220	18,250	21,090	20,190	20,910	21,840	18,420	18,940	22,170

TABLE 8A (continued)

ESTIMATED ANNUAL HOUSEHOLD* INCOMES, BY PERCENTILE GROUPS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1976, TO JANUARY 1, 1977

Household Percentile Group**	Estimated Annual Household Incomes												
	8. SAN LUIS VALLEY	Alamosa	Conejos	Costilla	Mineral	Rio Grande	Saguache	9. SAN JUAN BASIN	Archuleta	Dolores	La Plata	Montezuma	San Juan
10--	$ 1,900	$ 2,070	$ 1,390	$ 1,410	$ 3,800	$ 2,870	$ 1,370	$ 2,150	$ 2,700	$ 2,130	$ 2,030	$ 2,140	$ 5,820
20--	3,750	4,160	2,750	2,820	6,800	4,740	2,750	4,300	5,150	4,570	4,100	4,200	9,240
30--	5,200	5,960	3,880	4,330	9,670	6,160	4,100	6,610	6,590	6,990	6,190	6,080	11,360
40--	6,270	7,310	4,790	5,230	11,060	7,220	4,990	7,910	7,750	8,190	7,890	7,640	11,520
50--	7,860	9,230	6,220	6,300	13,160	8,910	5,980	9,810	9,990	10,100	9,760	9,490	12,510
60--	9,830	11,340	7,750	7,370	15,240	10,740	6,970	11,840	12,050	12,090	11,880	11,460	13,500
70--	12,340	13,690	9,780	9,900	17,190	13,290	8,900	13,930	14,080	14,090	14,130	13,530	14,500
80--	15,320	17,390	12,460	13,170	19,150	16,970	12,300	17,390	17,500	18,500	17,880	16,530	17,440
90--	21,050	22,570	16,510	19,200	21,110	22,610	18,670	21,830	21,700	26,870	22,540	21,030	21,230

TABLE 8A (continued)

ESTIMATED ANNUAL HOUSEHOLD* INCOMES, BY PERCENTILE GROUPS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1976, TO JANUARY 1, 1977

Household Percentile Group**	Estimated Annual Household Incomes											
	10. BLACK CANYON	Delta	Gunnison	Hinsdale	Montrose	Ouray	San Miguel	11. PLATEAU	Garfield	Mesa	Moffat	Rio Blanco
10--	$ 1,760	$ 1,520	$ 1,680	$ 1,040	$ 2,030	$ 2,450	$ 2,070	$ 2,470	$ 31,180	$ 2,400	$ 2,040	$ 2,280
20--	3,550	3,040	3,370	2,070	4,090	5,200	4,720	4,900	5,820	4,690	4,470	5,080
30--	5,330	4,500	5,330	2,980	5,990	8,170	6,730	6,870	7,950	6,570	7,020	7,080
40--	6,710	5,680	6,760	9,660	7,510	8,720	8,080	8,430	9,370	8,070	8,760	8,670
50--	8,610	7,180	8,880	13,650	9,610	9,880	9,760	10,570	11,460	10,270	10,850	10,820
60--	10,630	9,070	11,250	25,330	11,810	11,250	11,420	12,900	13,760	12,650	12,860	12,810
70--	13,030	11,280	13,760	29,420	14,080	12,860	13,070	15,240	16,500	15,070	14,870	14,800
80--	16,030	14,100	17,720	33,500	17,780	14,470	14,730	19,120	19,960	18,980	18,460	18,500
90--	21,690	20,170	24,350	38,250	22,450	18,290	19,840	23,790	25,740	23,660	22,350	22,620

TABLE 6A (continued)

ESTIMATED ANNUAL HOUSEHOLD* INCOMES, BY PERCENTILE GROUPS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1976, TO JANUARY 1, 1977

	Estimated Annual Household Incomes											
Household Perdentile Group**	12. NORTHERN MOUNTAIN	Eagle	Grand	Jackson	Pitkin	Routt	Summit	13. UPPER ARKANSAS VALLEY	Chaffee	Custer	Fremont	Lake
10--	$ 3,470	$ 3,953	$ 3,740	$ 5,660	$ 3,940	$ 2,420	$ 2,880	$ 2,010	$ 2,140	$ 1,620	$ 1,710	$ 3,590
20--	6,330	7,280	6,450	7,990	7,450	4,510	6,420	4,070	4,530	3,250	3,430	8,270
30--	8,650	9,270	8,730	10,210	9,980	6,440	9,130	6,020	6,840	4,510	5,030	10,980
40--	10,030	10,380	9,980	11,830	11,900	7,930	11,170	7,580	8,560	5,380	6,300	11,530
50--	12,120	11,950	11,920	14,170	14,750	9,650	13,590	9,810	10,680	6,560	8,060	12,690
60--	14,230	13,520	13,860	16,650	18,040	11,730	16,060	11,830	12,570	7,960	10,170	13,860
70--	17,260	15,520	16,340	19,180	21,330	14,050	18,570	13,750	14,450	10,240	12,580	15,070
80--	20,640	19,430	19,300	21,710	28,020	17,640	21,080	[illegible],520	17,440	13,070	15,080	18,480
90--	29,350	26,630	22,710	30,310	35,930	21,830	29,070	[illegible],870	20,890	17,800	20,400	21,890

SOURCES: Income data are Division of Housing estimates based on 1969 income data from the U.S. Bureau of the Census, Census Population: 1970. Tenth percentile and twentieth percentile 1969 incomes were adjusted by factors of 1.13, and thirtieth percentile 1969 incomes were adjusted by a factor of 1.08 to compensate for under-reporting at the time of the 1970 Census. Household incomes for 1969 were then adjusted equally at all percentile levels by regional factors ranging from 1.48 to 1.54 to compensate for increases in household incomes in each of the Regions since the 1970 Census.

TABLE 9A

ESTIMATED ANNUAL FAMILY* INCOMES, BY PERCENTILE GROUPS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1976, TO JANUARY 1, 1977

	Estimated Annual Family Incomes												
Family Percentile Group**	1. SOUTH PLATTE VALLEY	Logan	Morgan	Phillips	Sedgwick	Washington	Yuma	2. NORTHERN FRONT RANGE	Larimer	Weld	3. DENVER METROPOLITAN	Adams	Arapahoe
10--	$ 4,020	$ 4,500	$ 3,960	$ 3,960	$ 3,840	$ 3,820	$ 3,790	$ 4,850	$ 5,140	$ 4,610	$ 6,720	$ 7,560	$ 8,110
20--	6,420	7,360	6,460	5,920	6,030	6,150	5,580	7,400	7,830	7,040	10,100	11,040	11,800
30--	7,960	8,820	8,050	7,430	8,140	7,190	6,890	9,150	9,680	8,650	11,860	12,280	13,680
40--	9,740	10,720	9,870	9,490	10,100	8,730	8,590	11,290	11,760	10,790	14,020	13,940	15,960
50--	11,470	12,440	11,480	11,490	12,170	10,310	10,060	13,330	13,820	12,880	16,150	15,610	18,090
60--	13,350	14,220	13,210	13,500	14,450	11,930	11,920	15,420	15,920	14,940	18,350	17,280	20,690
70--	15,570	16,550	15,190	15,420	17,650	14,700	14,290	17,790	18,240	17,320	21,070	19,440	24,340
80--	18,440	19,520	18,040	17,740	21,860	17,490	17,400	21,180	21,850	20,490	26,200	21,980	30,370
90--	24,850	26,430	23,100	22,640	32,770	23,480	22,620	29,790	31,250	28,000	33,940	30,110	36,410

* A family consists of a household head and one or more other persons living in the same household who are related to the head by blood, marriage, or adoption. Not all households are families because a household may be composed of a group of unrelated persons or one person living alone.

** Income and family figures reflect upper limits of percentile groups; for example, it is estimated that fifty percent of all families in the South Platte Valley Region received annual gross incomes at or below $11,470 during the period from January 1, 1976 to January 1, 1977. (Estimated numbers of families in each region and county are presented in Table 8A).

TABLE 9A (continued)

ESTIMATED ANNUAL FAMILY* INCOMES, BY PERCENTILE GROUPS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1976, TO JANUARY 1, 1977

Family Percentile Group**	Estimated Annual Family Incomes												
	3. (cont.)						4. PIKES PEAK				5. HIGH PLAINS		
	Boulder	Clear Creek	Denver	Douglas	Gilpin	Jefferson		El Paso	Park	Teller		Cheyenne	Elbert
10--	$ 7,010	$ 6,090	$ 5,430	$ 6,350	$ 3,190	$ 9,030	$ 5,400	$ 5,460	$ 2,020	$ 4,220	$ 3,940	$ 3,540	$ 3,930
20--	10,390	9,420	8,380	10,300	6,530	12,570	7,990	8,050	4,720	6,770	6,050	6,090	5,570
30--	12,300	11,450	10,240	12,090	9,280	14,060	9,380	9,450	6,170	7,950	7,020	7,200	6,450
40--	14,620	13,140	12,330	14,240	10,120	16,110	11,310	11,380	7,910	9,410	9,030	8,540	7,890
50--	16,790	14,530	14,480	16,520	11,410	18,070	13,210	13,280	9,850	10,780	11,000	10,200	10,310
60--	19,140	16,500	16,870	18,930	14,240	20,310	15,430	15,510	12,000	12,800	12,790	11,690	12,010
70--	21,750	18,760	19,730	21,620	16,780	23,060	17,810	17,920	13,480	15,000	14,980	13,640	14,770
80--	27,430	20,910	23,850	27,570	20,730	28,820	21,190	21,270	17,180	17,140	17,980	16,500	17,120
90--	34,350	26,050	33,200	35,070	29,000	34,970	29,830	29,970	21,650	23,470	24,980	22,780	21,810

TABLE 9A (continued)

ESTIMATED ANNUAL FAMILY* INCOMES, BY PERCENTILE GROUPS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1976, TO JANUARY 1, 1977

Family Percentile Group**	Estimated Annual Family Incomes											
	5. (cont.)		6. LOWER ARKANSAS							7. SPANISH		
	Kit Carson	Lincoln	VALLEY	Baca	Bent	Crowley	Kiowa	Otero	Prowers	PEAKS	Huerfano	Las Animas
10--	$ 4,440	$ 3,440	$ 3,510	$ 1,460	$ 3,480	$ 2,920	$ 3,080	$ 3,560	$ 3,790	$ 4,450	$ 3,290	$ 3,310
20--	6,560	5,830	5,410	5,270	5,290	4,580	5,350	5,480	5,620	6,710	4,630	4,870
30--	7,690	7,840	6,630	6,510	6,580	5,510	6,910	6,720	6,810	8,500	5,290	5,740
40--	9,360	9,900	8,310	8,320	8,000	7,370	8,500	8,460	8,440	10,340	6,610	7,170
50--	11,190	11,680	9,870	9,960	9,370	8,770	9,720	10,130	10,000	11,970	8,490	8,960
60--	13,230	13,070	11,580	12,080	10,820	10,160	11,200	11,730	12,000	13,630	10,160	10,810
70--	15,610	15,180	13,650	14,230	12,490	11,900	14,170	13,660	14,080	15,810	12,190	12,530
80--	19,460	18,140	16,470	17,930	15,540	14,410	17,570	16,410	17,040	18,720	14,580	15,110
90--	29,430	22,220	21,470	30,200	19,620	16,780	21,660	20,990	22,180	23,980	18,600	20,200

TABLE 9A (continued)

ESTIMATED ANNUAL FAMILY* INCOMES, BY PERCENTILE GROUPS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1976, TO JANUARY 1, 1977

Family Percentile Group**	Estimated Annual Family Incomes												
	7. (cont.) Pueblo	8. SAN LUIS VALLEY	Alamosa	Conejos	Costilla	Mineral	Rio Grande	Saguache	9. SAN JUAN BASIN	Archuleta	Dolores	La Plata	Montezuma
10--	$ 4,880	$ 3,220	$ 3,500	$ 2,310	$ 2,610	$ 3,910	$ 4,480	$ 2,280	$ 4,250	$ 5,150	$ 5,160	$ 4,070	$ 4,170
20--	7,580	4,900	5,680	3,600	4,030	8,190	5,830	3,910	6,310	6,440	7,260	6,240	6,030
30--	9,200	5,840	7,010	4,510	4,900	9,580	6,980	4,870	7,890	7,430	9,100	8,000	7,440
40--	10,910	7,350	8,650	5,550	5,660	13,090	8,670	5,980	9,660	9,740	10,210	9,730	9,180
50--	12,500	9,010	10,450	7,030	6,960	14,450	10,150	6,720	11,210	10,960	11,400	11,300	10,830
60--	14,170	10,900	12,330	8,450	8,860	15,770	11,900	7,570	12,890	11,900	13,140	13,070	12,580
70--	16,390	13,120	14,710	10,500	11,410	17,130	14,270	9,960	15,080	14,640	15,350	15,530	14,490
80--	19,310	16,390	17,830	12,370	14,270	18,980	17,440	13,370	17,810	16,930	18,400	18,580	17,240
90--	25,120	21,670	24,680	17,270	20,180	21,240	25,800	18,600	24,140	21,770	28,510	26,210	21,710

TABLE 9A (continued)

ESTIMATED ANNUAL FAMILY* INCOMES, BY PERCENTILE GROUPS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1976, TO JANUARY 1, 1977

Family Percentile Group**	Estimated Annual Family Incomes											
	9. (cont.) San Juan	10. BLACK CANYON	Delta	Gunnison	Hinsdale	Montrose	Ouray	San Miguel	11. PLATEAU	Garfield	Mesa	Moffat
10--	$ 9,810	$ 3,540	$ 2,870	$ 4,350	$ 9,590	$ 3,770	$ 4,580	$ 4,270	$ 4,650	$ 5,440	$ 4,480	$ 4,200
20--	10,010	5,450	4,730	6,600	11,860	5,770	8,280	6,650	6,800	7,700	6,490	6,580
30--	11,430	6,790	5,650	7,570	11,970	7,420	9,110	7,940	8,370	9,130	8,140	8,710
40--	12,500	8,660	7,210	9,500	25,170	9,350	9,920	9,630	10,420	11,050	10,190	10,570
50--	13,470	10,260	8,910	11,260	27,920	11,040	10,870	10,690	12,350	12,740	12,260	12,340
60--	14,310	12,070	10,520	13,400	30,670	12,880	12,220	11,730	14,320	15,010	14,260	14,140
70--	16,010	14,240	12,880	15,580	33,420	15,120	13,660	13,920	16,720	17,370	16,670	16,460
80--	18,920	17,270	15,350	18,370	36,160	18,400	14,970	15,820	19,840	20,660	19,800	19,530
90--	21,900	22,600	21,390	27,300	50,250	24,530	19,290	19,450	27,040	28,830	26,890	25,060

TABLE 9A (continued)

ESTIMATED ANNUAL FAMILY* INCOMES, BY PERCENTILE GROUPS,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1976, TO JANUARY 1, 1977

Family Percentile Group**	Estimated Annual Family Incomes												
	11. (cont.) Rio Blanco	12. NORTHERN MOUNTAIN	Eagle	Grand	Jackson	Pitkin	Routt	Summit	13. UPPER ARKANSAS VALLEY	Chaffee	Custer	Fremont	Lake
10--	$ 4,760	$ 5,680	$ 6,180	$ 5,660	$ 6,330	$ 7,600	$ 4,140	$ 5,950	$ 4,450	$5,230	$ 3,010	$ 3,950	$ 7,400
20--	7,260	8,380	8,860	8,260	8,940	10,420	6,060	9,620	6,270	7,530	4,860	5,500	11,000
30--	8,120	9,800	10,150	9,170	10,760	12,530	7,770	12,170	7,920	9,060	5,320	6,590	11,560
40--	10,110	11,760	11,820	11,030	12,350	14,850	9,420	13,820	9,920	10,860	6,160	8,450	12,630
50--	12,180	13,440	12,780	12,810	14,480	17,410	11,090	15,530	11,530	12,300	7,160	10,240	13,620
60--	13,490	15,660	14,150	14,750	16,310	20,300	13,170	17,090	13,060	13,660	8,860	11,840	14,610
70--	15,550	18,280	17,040	16,900	18,090	24,570	15,680	19,300	14,910	15,690	10,190	13,970	16,700
80--	17,760	21,460	20,430	19,430	21,370	31,280	19,040	21,980	17,370	17,340	11,830	16,740	19,640
90--	24,300	31,160	28,430	22,500	30,360	42,640	25,010	31,460	21,500	20,940	19,300	21,140	23,310

SOURCES: Income data are Division of Housing estimates based on 1969 income data from the U.S. Bureau of the Census, Census of Population: 1970. Tenth and twentieth percentile 1969 incomes were adjusted by factors of 1.13 and 1.08, respectively, to compensate for under-reporting at the time of the 1970 census. Family incomes were then adjusted equally at all percentile levels by regional factors ranging from 1.48 to 1.54 to compensate for increases in family incomes in each of the regions since the 1970 census.

TABLE 10A

ESTIMATED POPULATIONS AND ESTIMATED NUMBERS OF HOUSEHOLDS AND FAMILIES, COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977, AND JANUARY 1, 1982

	REGIONS Counties	Populations			Households			Families		
		Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977
1.	SOUTH PLATTE VALLEY	69,740	3,110	66,630	25,610	2,140	23,470	19,000	1,020	17,980
	Logan	21,940	1,080	20,860	7,750	720	7,030	5,650	330	5,320
	Morgan	24,760	1,670	23,090	8,790	930	7,860	6,710	530	6,180
	Phillips	4,580	160	4,420	1,800	100	1,700	1,230	10	1,220
	Sedgwick	3,550	20	3,530	1,400	60	1,340	1,070	30	1,040
	Washington	6,120	180	5,940	2,400	200	2,200	1,840	110	1,730
	Yuma	8,790	0	8,790	3,470	130	3,340	2,500	10	2,490
2.	NORTHERN FRONT RANGE	270,040	17,260	252,780	86,850	6,770	80,080	65,120	3,550	61,570
	Larimer	141,640	11,110	130,530	46,020	4,050	41,970	33,270	1,960	31,310
	Weld	128,400	6,150	122,250	40,830	2,720	38,110	31,850	1,590	20,260
3.	DENVER METROPOLITAN	1,513,420	74,430	1,438,990	507,660	29,540	478,120	375,160	14,700	360,460
	Adams	246,680	20,100	226,580	72,970	8,090	64,880	61,950	5,700	56,250
	Arapahoe	227,700	22,620	205,080	72,830	9,100	63,730	59,870	6,340	53,530
	Boulder	182,460	17,010	165,450	57,870	5,740	52,130	41,200	2,940	38,260
	Clear Creek	6,730	640	6,090	2,090	150	1,940	1,690	130	1,560
	Denver	495,930	-24,310	520,240	196,350	-5,500	201,850	120,560	-9,640	130,200

TABLE 10A (continued)

ESTIMATED POPULATIONS AND ESTIMATED NUMBERS OF HOUSEHOLDS AND FAMILIES,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977, AND JANUARY 1, 1982

REGIONS Counties	Populations			Households			Families		
	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977
Douglas	15,950	2,840	13,110	4,600	820	3,780	4,010	720	3,290
Gilpin	1,850	220	1,630	630	60	570	500	60	440
Jefferson	336,120	35,310	300,810	100,320	11,080	89,240	85,380	8,450	76,930
4. PIKES PEAK	347,710	24,460	323,250	102,360	7,200	95,160	85,650	6,210	79,440
El Paso	339,300	23,720	315,580	99,490	6,950	92,540	83,380	6,020	77,360
Park	3,390	330	3,060	1,190	120	1,070	900	80	820
Teller	5,020	410	4,610	1,680	130	1,550	1,370	110	1,260
5. HIGH PLAINS	21,480	360	21,120	7,510	300	7,210	5,980	180	5,800
Cheyenne	2,430	-80	2,510	920	20	900	700	0	700
Elbert	6,660	980	5,680	2,280	360	1,920	1,850	280	1,570
Kit Carson	7,720	-260	7,980	2,620	-30	2,650	2,150	-30	2,180
Lincoln	4,670	-280	4,950	1,690	-50	1,740	1,280	-70	1,350
6. LOWER ARKANSAS VALLEY	62,170	3,350	58,820	22,030	2,000	20,030	16,610	1,170	15,440
Baca	6,590	380	6,210	2,620	280	2,340	1,970	180	1,790
Bent	6,440	-60	6,500	2,240	100	2,140	1,660	30	1,630
Crowley	3,980	380	3,600	1,590	210	1,380	1,100	90	1,010

TABLE 10A (continued)

ESTIMATED POPULATIONS AND ESTIMATED NUMBERS OF HOUSEHOLDS AND FAMILIES,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977, AN JANUARY 1, 1982

REGIONS Counties	Populations			Households			Families		
	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977
Kiowa	2,270	100	2,170	900	90	810	740	70	670
Otero	26,690	1,320	25,370	9,230	790	8,440	6,970	450	6,520
Prowers	16,200	1,230	14,970	5,450	530	4,920	4,170	350	3,820
7. SPANISH PEAKS	157,450	6,850	150,600	53,960	4,340	49,620	40,980	2,350	38,630
Huerfano	7,060	230	6,830	2,780	200	2,580	1,960	70	1,890
Las Animas	16,450	230	16,220	6,360	440	5,920	4,420	160	4,260
Pueblo	133,940	6,390	127,550	44,820	3,700	41,120	34,600	2,120	32,480
8. SAN LUIS VALLEY	45,540	2,480	43,060	14,180	1,230	12,950	11,550	890	10,660
Alamosa	14,740	1,090	13,650	4,630	470	4,160	3,580	290	3,290
Conejos	10,160	810	9,350	2,800	300	2,500	2,390	240	2,150
Costilla	3,980	310	3,670	1,330	200	1,130	1,070	140	930
Mineral	890	20	870	240	-10	250	230	20	210
Rio Grande	11,540	180	11,360	3,780	200	3,580	3,130	150	2,980
Saguache	4,230	70	4,160	1,400	70	1,330	1,150	50	1,100

TABLE 10A (continued)

ESTIMATED POPULATIONS AND ESTIMATED NUMBERS OF HOUSEHOLDS AND FAMILIES, COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977, AND JANUARY 1, 1982

REGIONS Counties	Populations			Households			Families		
	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977
9. SAN JUAN BASIN	48,470	2,860	45,610	16,480	1,610	14,870	12,760	950	11,810
Archuleta	3,710	310	3,400	1,220	140	1,080	980	110	870
Dolores	1,630	-100	1,730	550	-10	560	460	-10	470
La Plata	26,130	1,970	24,160	8,810	1,020	7,790	6,730	610	6,120
Montezuma	16,090	680	15,410	5,550	440	5,110	4,340	230	4,110
San Juan	910	0	910	350	20	330	250	10	240
10. BLACK CANYON	78,740	22,020	56,720	28,290	8,740	19,550	20,960	5,830	15,130
Delta	26,690	7,880	18,810	10,400	3,350	7,050	8,080	2,550	5,530
Gunnison	13,850	4,810	9,040	5,050	2,000	3,050	2,750	750	2,000
Hinsdale	370	160	210	140	60	80	100	40	60
Montrose	29,920	6,900	23,020	9,860	2,470	7,390	8,000	1,920	6,080
Ouray	2,850	350	2,500	1,060	150	910	780	100	680
San Miguel	5,060	1,920	3,140	1,780	710	1,070	1,250	470	780
11. PLATEAU	128,630	28,550	100,080	46,540	11,650	34,890	35,760	8,440	27,320
Garfield	24,480	5,850	18,630	8,480	2,110	6,370	6,950	1,750	5,200
Mesa	87,130	20,860	66,270	32,300	8,810	23,490	24,290	6,160	18,130

TABLE 10A (continued)

ESTIMATED POPULATIONS AND ESTIMATED NUMBERS OF HOUSEHOLDS AND FAMILIES,
COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977, AND JANUARY 1, 1982

REGIONS Counties	Populations			Households			Families		
	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977
Moffat	10,540	450	10,090	3,690	260	3,430	2,830	160	2,670
Rio Blanco	6,480	1,390	5,090	2,070	470	1,600	1,690	370	1,320
12. NORTHERN MOUNTAIN	41,970	3,560	38,410	14,370	1,440	12,930	10,490	780	9,710
Eagle	10,510	2,070	8,440	3,570	800	2,770	2,590	500	2,090
Grand	6,790	-370	7,160	2,390	-90	2,480	1,950	-60	2,010
Jackson	2,010	160	1,850	690	70	620	550	50	500
Pitkin	7,240	470	6,770	2,450	170	2,280	1,400	-40	1,440
Routt	11,710	1,370	10,340	4,000	510	3,490	3,090	370	2,720
Summit	3,710	-140	3,850	1,270	-20	1,290	910	-40	950
13. UPPER ARKANSAS VALLEY	49,820	1,830	47,990	16,180	740	15,440	12,330	420	11,910
Chaffee	13,200	850	12,350	4,060	240	3,820	3,200	180	3,020
Custer	1,180	-30	1,210	470	0	470	350	0	350
Fremont	27,720	1,610	26,110	9,190	630	8,560	7,010	420	6,590
Lake	7,720	-600	8,320	2,460	-130	2,590	1,770	-180	1,950

SOURCES: 1977 data are from Tables 5 and 5A; 1982 population data for Garfield, Mesa, Moffat and Rio Blanco counties are based on projections developed by the Colorado West Area Council of Governments; all other 1982 population data are based on Colorado Division of Planning projections; 1982 household and family data are Division of Housing projections.

TABLE 11A

ESTIMATED ELDERLY POPULATIONS AND ESTIMATED NUMBERS OF ELDERLY HOUSEHOLDS, COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977, AND JANUARY 1, 1982

		Elderly Population*			Elderly Households**		
	REGIONS Counties	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977
1.	SOUTH PLATTE VALLEY	11,780	990	10,790	6,850	580	6,270
	Logan	3,005	225	2,780	1,695	130	1,565
	Morgan	3,950	465	3,485	2,285	265	2,020
	Phillips	1,095	90	1,005	600	50	550
	Sedgwick	645	20	625	355	10	345
	Washington	975	25	950	575	15	560
	Yuma	2,110	165	1,945	1,340	110	1,230
2.	NORTHERN FRONT RANGE	32,840	5,520	27,320	18,640	3,160	15,480
	Larimer	18,385	3,610	14,775	10,790	2,120	8,670
	Weld	14,455	1,910	12,545	7,850	1,040	6,810
3.	DENVER METROPOLITAN	188,590	30,730	157,860	106,870	16,770	90,100
	Adams	18,690	4,835	13,855	8,935	2,315	6,620
	Arapahoe	20,175	4,565	15,610	10,750	2,430	8,320
	Boulder	18,985	3,600	15,385	11,450	2,170	9,280
	Clear Creek	875	150	725	570	100	470
	Denver	95,095	8,925	86,170	57,725	5,420	52,305
	Douglas	1,200	205	995	640	110	530
	Gilpin	300	55	245	230	45	185
	Jefferson	33,270	8,395	24,875	16,570	4,180	12,390
4.	PIKES PEAK	30,500	5,760	24,740	16,700	3,150	13,550
	El Paso	29,265	5,535	23,730	16,010	3,030	12,980
	Park	540	115	425	300	65	235
	Teller	695	110	585	390	55	335
5.	HIGH PLAINS	3,940	400	3,540	2,290	230	2,060
	Cheyenne	480	50	430	280	25	255
	Elbert	980	120	860	535	65	470
	Kit Carson	1,410	130	1,280	830	80	750
	Lincoln	1,070	100	970	645	60	585
6.	LOWER ARKANSAS VALLEY	10,530	890	9,640	6,430	540	5,890
	Baca	1,205	120	1,085	780	80	700
	Bent	1,280	75	1,205	660	35	625
	Crowley	750	45	705	495	30	465
	Kiowa	380	35	345	240	20	220
	Otero	4,715	455	4,260	2,835	275	2,560
	Prowers	2,200	160	2,040	1,420	100	1,320
7.	SPANISH PEAKS	24,280	2,520	21,760	13,500	1,400	12,100
	Huerfano	1,885	205	1,680	1,040	115	925
	Las Animas	3,735	300	3,435	2,015	160	1,855
	Pueblo	18,660	2,015	16,645	10,445	1,125	9,320
8.	SAN LUIS VALLEY	6,040	580	5,460	3,120	300	2,820
	Alamosa	1,680	210	1,470	950	120	830
	Conejos	1,255	115	1,140	590	55	535
	Costilla	490	10	480	225	5	220
	Mineral	115	20	95	70	10	60
	Rio Grande	1,890	190	1,700	915	90	825
	Saguache	610	35	575	370	20	350
9.	SAN JUAN BASIN	6,600	910	5,690	3,880	530	3,350
	Archuleta	405	40	365	195	25	170
	Dolores	325	55	270	220	30	190
	La Plata	3,590	510	3,080	2,050	290	1,760
	Montezuma	2,220	310	1,910	1,370	190	1,180
	San Juan	60	-5	65	45	-5	50

TABLE 11A (continued)

ESTIMATED ELDERLY POPULATIONS AND ESTIMATED NUMBERS OF ELDERLY HOUSEHOLDS, COLORADO REGIONS AND COUNTIES, JANUARY 1, 1977, AND JANUARY 1, 1982

REGIONS Counties	Elderly Population*			Elderly Households**		
	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977	Estimated Total Number Jan. 1982	Estimated Change Jan. 1977 Jan. 1982	Estimated Total Number Jan. 1977
10. BLACK CANYON	8,920	670	8,250	5,340	380	4,960
Delta	3,950	-160	4,110	2,420	-95	2,515
Gunnison	925	195	730	430	90	340
Hinsdale	50	10	40	30	5	25
Montrose	3,275	485	2,790	2,020	300	1,720
Ouray	350	60	290	260	40	220
San Miguel	370	80	290	180	40	140
11. PLATEAU	16,490	3,330	13,160	9,760	1,980	7,780
Garfield	2,955	625	2,330	1,850	390	1,460
Mesa	12,095	2,675	9,420	7,060	1,560	5,500
Moffat	820	-60	880	440	-30	470
Rio Blanco	620	90	530	410	60	350
12. NORTHERN MOUNTAIN	5,310	1,750	3,560	2,940	1,010	1,930
Eagle	1,075	255	820	615	145	470
Grand	1,080	260	820	470	115	355
Jackson	465	95	370	215	45	170
Pitkin	695	215	480	475	145	330
Routt	1,420	750	670	900	475	425
Summit	575	175	400	265	85	180
13. UPPER ARKANSAS VALLEY	8,050	630	7,420	4,770	370	4,400
Chaffee	1,640	100	1,540	1,060	65	995
Custer	200	-10	210	120	-10	130
Fremont	5,810	530	5,280	3,320	305	3,015
Lake	400	10	390	270	10	260

* Elderly population consists of all persons 62 years of age and over.

** Elderly households consist of all one- and two-person households in which at least one person is 62 years of age or over.

SOURCES: 1977 data are from Tables 6 and 6A; 1982 elderly population data for Garfield, Mesa, Moffat and Rio Blanco counties are based on projections developed by the Colorado West Area Council of Governments; all other 1982 population data are based on Colorado Division of Planning projections; 1982 elderly household data are Division of Housing projections.

FOOTNOTES

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5. Pikes Peak Area Council of Governments. Housing Market Analysis: Pikes Peak Region. Colorado Springs, April 1971..... 26

6. Capitol Federal Savings. Denver Metropolitan Area Vacancy Survey for Units Over One Year Old, January 1977. Denver, January, 1977..... 26

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